



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

VIA FEDERAL EXPRESS

May 29, 2015

Ty Lynch, Executive Vice-President/Chief Credit Officer
Commerce West Bank
2111 Business Center Drive
Irvine, CA 92612

Re: Substantiation of Confidential Business Information Claim Pertaining to Real Property
located at 10629 Norwalk Blvd., Santa Fe Springs, CA
Omega Chemical Superfund Site

Dear Mr. Lynch:

This letter follows up on our email and telephone discussions on May 14, 2015. The United States Environmental Protection Agency ("EPA") has received a request under FOIA and plans to make available to the public a selection of site file documents pertaining to the Omega Chemical Superfund Site. The FOIA Request encompasses a Phase I Environmental Site Assessment report dated October 7, 2002, prepared by DCI Services for Commerce West Bank (the "Bank") regarding the real property located at 10629 Norwalk Blvd., Santa Fe Springs, CA ("Phase I report"). For your convenience, a copy of the Phase I report has been enclosed with this letter.

EPA received the Phase I report from Danielle Wakefield, counsel for the trustee of the Michelle F. Smith Trust in response to a Bona Fide Prospective Purchaser request sent by EPA on December 18, 2013. Ms. Wakefield did not request that EPA treat the Phase I report as confidential business information ("CBI"). However, the Phase I report contains the following statement on page 4 of the report: "All information in the Report is considered to be privileged and confidential. DCI Services shall release the Report only to the Client. DCI Services shall not release the report, or make disclosures or notifications to others, including government agencies, unless so authorized by the Client in writing. DCI Services does not authorize the use of the Report or portion thereof by any third party." Consequently, EPA is contacting the Bank as the client for whom the Phase I report was prepared.

In accordance with 40 C.F.R. Section 2.204, EPA is providing this opportunity for the Bank to clarify whether it wants EPA to treat as confidential any of the information contained in the Phase I report. Please note that, in accordance with applicable EPA regulations (40 C.F.R. Part 2, Subpart B), any claim the Bank makes that information should be treated as confidential must be substantiated before EPA makes a confidentiality determination.

If the Bank feels that some or all of the Phase I report is entitled to confidential treatment, please clearly designate which portions of the report it considers to be confidential. For each item or class of information that you identify as being CBI, please answer the following questions, giving as much detail as possible:

1. For what period of time do you request that the information be maintained as confidential, e.g., until a certain date, until the occurrence of a specified event, or permanently? If the occurrence of a specific event will eliminate the need for confidentiality, please specify that event.
2. Information submitted to EPA becomes stale over time. Why should the information you claim as confidential be protected for the time period specified in your answer to question #1?
3. What measures have you taken to protect the information claimed as confidential? Have you disclosed the information to anyone other than a governmental body or someone who is bound by an agreement not to disclose the information further? If so, why should the information still be considered confidential?
4. Is the information contained in any publicly available material such as the Internet, publicly available databases, promotional publications, annual reports, or articles? Is there any means by which a member of the public could obtain access to the information? Is the information of a kind that you would customarily not release to the public?
5. Has any governmental body made a determination as to the confidentiality of the information? If so, please attach a copy of the determination.
6. For each category of information claimed as confidential, explain with specificity why release of the information is likely to cause substantial harm to the Bank's competitive position. Explain the specific nature of those harmful effects, why they should be viewed as substantial, and the causal relationship between disclosure and such harmful effects. How would the Bank's competitors make use of this information to your detriment?
7. Do you assert that the information is submitted on a voluntary or a mandatory basis? Please explain the reason for your assertion. If the business asserts that the information is voluntarily submitted information, please explain whether and why disclosure of the information would tend to lessen the availability to EPA of similar information in the future.
8. If you believe any information to be a trade secret or trade secrets, please so state and explain the reason for your belief. Please attach copies of those pages with brackets around the text that you claim to be a trade secret or trade secrets.

9. Any other issue you deem relevant (including, if pertinent, reasons why you believe that the information you claim to be CBI is not emission data or effluent data).

Please note that you bear the burden of substantiating your confidentiality claim(s). Conclusory allegations and statements will be given little or no weight in the determination. If you wish to claim any of the information in your response as confidential, you must mark the response "CONFIDENTIAL" or with a similar designation, and attach a copy of those pages with brackets around the text that you claim to be CBI. Information so designated will be disclosed by EPA only to the extent allowed by, and by means of the procedures set forth in, 40 C.F.R. Part 2, Subpart B. If you fail to claim the information as confidential, it may be made available to the public without further notice to the Bank.

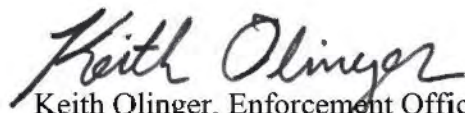
Please provide your response to this CBI Substantiation Request, in writing, within seven days of the date this letter is received. Your response should be directed to:

Keith Olinger, SFD-7-5
U.S. Environmental Protection Agency, Region IX
Superfund Division
75 Hawthorne Street
San Francisco, California 94105

If you have questions regarding this matter, please contact Hope Schmeltzer, EPA Assistant Regional Counsel, at (415) 972-3218, or Keith Olinger, Enforcement Officer, at (415) 972-3125.

We appreciate and look forward to your prompt response on this matter.

Sincerely,



Keith Olinger, Enforcement Officer
U.S. Environmental Protection Agency, Region IX
Superfund Division

Enclosure

cc: Hope Schmeltzer, Office of Regional Counsel

DCI SERVICES
Environmental and Real Estate Services

PHASE I ENVIRONMENTAL SITE ASSESSMENT

for

**LIGHT INDUSTRIAL/
COMMERCIAL PROPERTY**
*10629 Norwalk Boulevard
Santa Fe Springs, CA 90670*

October 7, 2002

Project No.: 21257

Prepared For:

**Commerce West Bank
4685 McArthur Court
Newport Beach, California 92660**

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Executive Summary

Commerce West Bank retained DCI Services to perform a Phase I Environmental Site Assessment at the Subject Property, located at 10629 Norwalk Boulevard, in the City of Santa Fe Springs, California.

The purpose of this due diligence investigation was to assess the subject property for evidence of hazardous waste contamination and the possibility of underground storage tanks, in an effort to minimize the exposure of the Subject Property owner to liability pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), known generally as the "Innocent Landowner Defense. A rigorous records review and environmental database survey of the subject property and surrounding properties were performed. In addition, a site reconnaissance survey was conducted on September 30, 2002.

Based on knowledge of prior site usage, interviews with personnel at the Subject Property, review of available records and a physical site inspection, it does not appear that the Subject Property, located at 10629 Norwalk Boulevard, in Santa Fe Springs, California, has been impaired by hazardous substances from on or off-site sources of contamination. Properties under remediation for soil and/or groundwater contamination in the vicinity appear unlikely to impact the subject property. DCI recommends no further investigation at this time.

1. Introduction

1.1. Purpose and Scope

Commerce West Bank retained DCI Services to perform a Phase I Environmental Site Assessment at the Subject Property located at 10629 Norwalk Boulevard, in Santa Fe Springs, California.

The purpose of this due diligence investigation was to assess the Subject Property for evidence of hazardous waste contamination and the possibility of underground storage tanks, in an effort to minimize the exposure of the subject property owner to liability pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), known generally as the "Innocent Landowner Defense."

A rigorous records review and environmental database survey of the subject property and surrounding sites were performed. Current land use practices which October involve hazardous materials were researched within a one mile radius of the Subject Property. In addition, a site reconnaissance survey was conducted on September 30, 2002. Sampling or an analysis of soil, groundwater, air, or building materials was not conducted as a part of this study.

1.2. Limitations

This preliminary environmental site assessment report was performed in accordance with generally accepted practices and principles. The conclusions presented in this report are based on, and in accordance with, information obtained from visual inspection of the Subject Property and from relevant sources including Federal, State, regional, and local agencies. Although DCI Services believes that the information contained herein is reliable, no guarantee is made as to the accuracy of information provided to DCI by others.

This study is not intended to be a definitive investigation of contamination at the Subject Property, and the conclusions are not inclusive of all possibilities. Testing of soil, water, asbestos, lead, and air samples from this site or from adjacent sites was not performed as part of this assessment. Opinions expressed herein reflect conditions existing at the time of our investigation.

A conclusion indicating that there are no underground storage tanks (USTs) at the Subject Property is based on the surface evidence and a review of agency records. This conclusion does not apply if surface evidence was concealed from view or altered beyond recognition, or if information was withheld, not reasonably discernable, never recorded or not found in agency files. A subsurface investigation to detect the presence of USTs, such as a geophysical survey, was not performed as part of this assessment.

All information in the Report is considered to be privileged and confidential. DCI Services shall release the Report only to the Client. DCI Services shall not release the report, or make disclosures or notifications to others, including government agencies, unless so authorized by the Client in writing. DCI Services does not authorize the use of the Report or portion thereof by any third party.

2. Site Description

2.1. Site Location and Legal Description

The Subject Property, located at 10629 Norwalk Boulevard, in Santa Fe Springs, California, is on the north side of Norwalk Blvd., between Marquardt Ave. and Carmenita Rd., and is legally described as APN 8009-025-008. The Subject Property can be located on Thomas Brothers Map (Los Angeles/Orange Counties) page 706 grid J5. A Site Location Map is included in Appendix A.

2.2. Present Site Use Information

The Subject Property is currently being developed with a new light industrial/commercial building that was unoccupied at the time of the site reconnaissance.

2.3. On-Site Physical Features

A representative of DCI Services visited the Subject Property on September 30, 2002. The Subject Property was reviewed for hazardous materials use and storage, as well as for evidence that such materials have been spilled or illegally dumped.

The Subject Property is currently being developed with a single story, concrete tiltup light industrial/commercial building that was unoccupied at the time of the site reconnaissance. The Subject Property is one of several similar industrial-type buildings being developed in the same complex. Only the shells of the buildings had been completed at the time of the site reconnaissance, and the windows, doors and interiors had not yet been installed.

No significant chemicals, stains or other evidence of releases of hazardous substances or petroleum products were observed on the Subject Property. Also, no substantial sources of hazardous wastes, such as USTs/AGTs or sumps/clarifiers, were observed. No conditions, such as USTs or chemical storage areas, were observed on the adjacent properties that might impact the Subject Property.

All municipal services including sewer, water, telephone, gas, and electric are available.

2.4. Site and Vicinity Characteristics

The overall character of the surrounding neighborhood is light industrial/commercial developments along a major thoroughfare and secondary streets. The Santa Ana Freeway (#5) is approximately one mile southwest of the Subject Property (see Site Location Map - Appendix A).

The sites directly adjacent to the subject property are described below:

North: A light industrial/commercial building at 10603 Norwalk Blvd. occupied by NHK Labs.

South: A light industrial/commercial building at 10643 Norwalk Blvd. occupied by Continental Heat Treating.

East: A light industrial/commercial building at 10623 Fulton Way occupied by an unidentified business.

West: A light industrial/commercial building at 10616 Norwalk Blvd. occupied by MH Graves.

2.5. Site Geology and Hydrology

The Subject Property is in a northern forebay area of the Central Los Angeles Basin at an elevation of approximately 130 feet above sea level. The vicinity of the subject property is mantled by Holocene age floodplain terrace deposits, including sands, silts and clays. The Holocene deposits overlie Pleistocene age deposits of the San Pedro Formation. The Pleistocene to Holocene age sedimentary deposits underlying the subject property may be 150 feet thick or more and overlie a thick section of Tertiary age semi-consolidated (non-water bearing) sedimentary rocks. The Tertiary age rocks are underlain by Mesozoic age igneous and metamorphic rocks of the basement. A topographic map of the immediate area of the subject property is included in Appendix A.

It is typical that the groundwater flow direction follows the ground surface topography, which generally appears to be in a southwesterly direction. Based on measurements in ground water monitoring wells on the Subject Property, the depth to ground water beneath the Subject Property is approximately 70 feet below ground surface.

3. Records Review

3.1. Historical Use Information

The following public agencies were contacted in an effort to identify past practices on the subject property. Agencies were contacted in an attempt to identify leaking underground

storage tanks, hazardous waste contamination, and active and/or abandoned oil wells on, or adjacent to, the subject property. The following represents a list of agencies contacted and the information provided for this study:

**City of Santa Fe Springs
Department of Building and Safety**

DCI reviewed building permits for the Subject Property for information concerning the past use of the property and for the possible installation of USTs, clarifiers and other substantial sources of hazardous wastes that could have impacted soil and ground water. According to staff at this agency, there is no file for the Subject Property. They said that the address sounded familiar, but they could not find the file.

**City of Santa Fe Springs
Planning Department**

Records indicate that the subject property is zoned M-1, which includes light industrial and commercial use.

Historical Aerial Photographs and Fire Insurance Maps

DCI reviewed available historical Sanborn insurance maps and aerial photographs to establish and historical use of the Subject Property. In high altitude aerial photographs taken in 1994 and 1989, the Subject Property appeared to be vacant land. In an aerial photograph taken in 1953, the vicinity of the Subject Property appeared to be mostly oilfield operations with only four small buildings on the western part. Sanborn fire insurance maps were not available for the Subject Property.

**State of California
Department of Conservation - Division of Oil & Gas**

The Subject Property is within the limits of the Santa Fe Springs Oil Field, and there appear to be six or more producing and shut-in oil wells in the vicinity of the Subject Property.

City of Santa Fe Springs Fire Department

DCI reviewed available records concerning USTs and hazardous materials at this agency. The files for the Subject Property at this agency were voluminous, and concerned considerable assessment and soil remediation activities associated with the former oilfield operations on the Subject Property. The work included above ground tank and oil well abandonment, and pipeline removals. Also, a crude oil bioremediation cell operated on the Subject Property until cleanup was completed. High levels of VOCs in a limited area of soil along the southern boundary of the Subject Property appears to be from degreasing operations on the adjacent property to the south (Continental Heat Treating at 10643 Norwalk Blvd. Closure for cleanup operations on the Subject Property was granted in a letter from the City of Santa Fe Springs Fire Dept. dated March 20, 2001, with certain post closure

requirements including: deed restrictions (industrial use only); soil vapor and ground water monitoring must continue for at least three months; and the former oil wells must be vented.

3.2. Review of Environmental Databases for Adjacent Sites

DCI Services reviewed all relevant federal and state environmental databases to determine the potential impact to the subject property from adjacent sites within a one-mile radius. The environmental databases are included in BBL's Environmental Records Search (ERS) Appendix C.

The ERS includes summaries of all sites within a one mile radius of the subject property that are listed in the following databases and lists: Environmental Protection Agency (EPA) Superfund Sites, EPA National Priority Lists (NPL), EPA Federal Superfund Liens, California Waste Management Board (CWMB) Solid Waste Information System List (SWIS), EPA Hazardous Waste Generators, California Water Resources Control Board (WRCB) Leaking Underground Storage Tanks (LUST), CWMB Hazardous Waste Substance Sites, EPA CAL-Sites, California Environmental Affairs Agency Office of Hazardous Material Data, Waste Discharge System (WDS), Regional Sources, Registered Underground Storage Tanks, and EPA Emergency Response Notification System (ERNS).

Several of the databases/lists contain information not relevant to this investigation, have duplicate information, or there are no sites within a one mile radius of the subject property. Lists of concern are discussed on the following pages.

CERCLIS

The EPA has compiled this list of contaminated properties for designation under the Federal Superfund Program pursuant to the Comprehensive Environmental Response Conservation and Liability Act (CERCLA). These sites represent environmental concern for the discharge of hazardous materials by hazardous waste generators, treatment and storage facilities, and hazardous waste disposal sites. As of March 2002, there are 3 listed CERCLIS sites within a one mile radius. The Subject Property (as Union Oil) is among these, presumably for the crude oil contamination resulting from former oilfield operations. The nearest off-site CERCLIS site is the adjacent property to the south at Continental Heat Treating at 10643 Norwalk Blvd.

NPL

The U.S. Environmental Protection Agency (EPA) has compiled this list from the designated CERCLIS list. The National Priority List (NPL) sites are prioritized as to their significant risk to human health and the environment. The list targets those sites to receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA). The NPL lists the nation's highest priority sites for remedial action. Only NPL sites can receive CERCLA funding. As of March 2002, the Subject Property and adjacent properties were not on the NPL list. Additionally, there are no NPL sites within a one mile radius of the Subject Property.

AWP

The California Environmental Protection Agency has compiled this list of hazardous waste sites for appropriation of California Hazardous Substance Cleanup bond Act of 1984 funds. The list targets those sites to receive remedial funding under AB 129 and from USEPA. As of September 2001, the Subject Property and adjacent properties were not on the AWP list. Additionally, there are no AWP sites within a one mile radius of the Subject Property.

SWIS

The information in the Solid Waste Information Systems (SWIS) report is the current list prepared by the California Waste Management Board. The California Waste Management Board maintains this list pursuant to the Solid Waste Management and Resource Recovery Act of 1972. The list contains an inventory of active, inactive, and closed solid waste disposal and transfer facilities.

As of September 2001, the Subject Property and adjacent properties were not on the SWIS list. The only listed SWIS site present within a one-mile radius of the Subject Property is more than three-quarters of a mile north of the Subject Property, and too distant to be of concern.

RCRA

Under the Resource Conservation and Recovery Act (RCRA), the Environmental Protection Agency has compiled a list of generators and transporters of hazardous waste materials, and a list of facilities that treat, store, and dispose (TSD) of hazardous materials. According to EPA records, as of September 2001, there are 32 RCRA-regulated small and large quantity generators within a one-quarter mile radius of the Subject Property. The nearest of these is the adjacent property to the south at Tower Industries/Continental Heat Treating at 10643 Norwalk Blvd. According to information in the database, hazardous wastes from this small quantity RCRA generator include ignitable hazardous wastes, arsenic and halogenated solvents. As noted in CERCLA and agency review sections above, the Subject Property has apparently been impacted by releases of chlorinated hydrocarbons originating from this adjacent RCRA site. No conditions were observed during the site reconnaissance that indicated potential impact to the Subject Property. There are no listed RCRA violators within a one-half mile radius of the Subject Property. Also, there are no listed TSD facilities within a one mile radius of the Subject Property.

LUST

The California Water Resources Control Board's Leaking Underground Storage Tank (LUST) database identifies properties with possible environmental hazards. According to the State of California's WRCB LUST list, as of September 2001, there are 19 listed LUST sites within a one-half mile radius of the Subject Property. The nearest of these is approximately 500 feet northeast of the Subject Property at Yellow Freight Systems, 12250 Clark St. According to information in the database, a release of gasoline from a tank on this site impacted soil and possibly ground water and continues to be mitigated. The nearest closed LUST site is Heritage Corporate Center at 10445 Norwalk Blvd. According to information

in the database, a release of diesel at this LUST site impacted soil only, and was closed with no further action in 1991. Considering the distance, status, and depth to ground water, it is unlikely that contamination from these LUST sites would impact the Subject Property.

CAL-SITES

The State of California Cal-Sites list combines the former Abandoned Site Program Information System (ASPIS) and the Bond Expenditure Plan databases. Cal-Sites is the state equivalent to the CERCLIS list and is a compilation of known and potential hazardous waste sites. As of September 2001, the Subject Property (as Mobil Oil) is among the 6 Cal-Site listings within a one-mile radius. According to information in the database, the Subject Property was investigated and remediated for releases associated with former oilfield operations and VOC contamination from off-site sources, and transferred to a local agency for further action. As noted in the CERCLA and agency review sites above, the Subject Property has recently completed cleanup and has been closed by Santa Fe Springs Fire Dept.

Regional Sources

The Regional Sources list consists of sites tracked by the State of California Water Resources Control Board and the Regional Water Quality Control Board for program tracking and inventory of waste management units.

This list contains information regarding SWAT (Solid Waste Assessment Test Program) and TPCA (Toxic Pits) programs. As of September 2001, the Subject Property (as Mobil – Jalk Fee Oil Prod.) is among the 16 Regional Sources sites (11 toxic releases and 5 landfills) within a one-mile radius. The Subject Property was listed for releases of TPH, presumably crude oil from former oilfield operations. The nearest off-site toxic release is approximately 300 feet north of the Subject Property at Nixon-Egli Equipment, 12030 Clark St. According to information in the database, the principal contaminant of concern was TPH, possibly from oil field operations. Considering the distance, circumstances and depth to ground water, it is unlikely that contamination from this toxic release site has impacted the Subject Property. The nearest landfill is more than one-half mile southwest of the Subject Property.

UST

The California Water Resources Control Board also provides a list of all permitted underground tanks containing hazardous substances (UST). This database provides information on all registered underground storage tanks. According to information provided, the Subject Property and most of the adjacent properties are not among the 20 permitted/registered underground storage tanks within a one-quarter mile radius of the Subject Property. No USTs, stains, poor drainage or other evidence of potential releases of hazardous substances/petroleum products were observed associated with this adjacent property that might impact the Subject Property. This nearby property is not a listed LUST site.

ERNS

The Emergency Response Notification System (ERNS) list is a database of reported releases of oil or other hazardous materials. As of 2000, the Subject Property and adjacent properties did not appear on the ERNS database. The nearest of the 12 ERNS listings within a one mile radius is Breitburn Energy near Clark Ave. and Norwalk Blvd., more than 500 feet northeast of the Subject Property where soil was contaminated when a six inch flow line (presumably crude oil) ruptured in 1999. Considering the distance and circumstances, it is unlikely that this release has impacted the Subject Property.

HWIS

The Dept. of Toxic Substance Control, Cal EPA, maintains a data base keeping track of the movement and disposal of hazardous wastes in accordance with AB 2948. As of 2000, the Subject Property and two of the adjacent properties are not among the listed 49 HWIS sites. The adjacent properties to the south (Continental Heat Treating at 10643 Norwalk Blvd. – for halogenated solvents and oil containing wastes) and east (Able Crane at 10616 Norwalk Ave.) are listed HWIS sites. No conditions (such as chemical storage areas, stains or poor drainage) were observed associated with these HWIS sites that might indicate potential impact to the Subject Property.

4. Site Reconnaissance and Interview

4.1. Hazardous Substances

No hazardous substances or petroleum products were observed at the Subject Property, which was an unoccupied industrial site at the time of the site reconnaissance.

4.2. Solid Waste Disposal

No dumpsters or other solid waste containers were observed on the Subject Property. No stains, odors, or suspicious containers suggestive of the improper disposal of hazardous materials were observed. DCI Services observed no vegetative stress or stains in unpaved areas suggestive of dumping.

4.3. Underground Storage Tanks

During the site reconnaissance, exposed and accessible areas of the subject property were visually inspected for signs of underground storage tanks. After inspecting the Subject Property and interviewing available personnel, there do not appear to be any active USTs at the Subject Property.

4.4. Asbestos Containing Materials (ACM) and PCB's

Sampling for Asbestos Containing Materials (ACM's) was not a part of the scope of services for this report. No friable forms of ACM were observed at the subject property during the site reconnaissance. It should be noted that both friable and non-friable forms of ACM were present in building materials used prior to 1976. Also, the fact that DCI Services representatives did not observe ACM's does not confirm that ACM's are not present.

No transformers were observed on the Subject Property.

Transformers are a concern because of the presence of PCB's in the coolant of some earlier models. Current (new) transformers utilize mineral oil as the insulating or cooling fluid exclusively. In a recent statistically-valid test of over 20,000 distribution transformers, it was determined that the concentration of PCB's in mineral oil was less than fifty parts per million in over ninety-six percent of the transformer units tested.

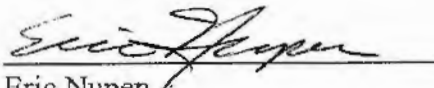
4.5. Physical Setting Analysis

The Subject Property was reviewed for signs of adverse environmental impact due to hazardous materials use and storage, as well as, the existence of underground storage tanks. No chemicals, USTs/AGTs, sumps/clarifiers or other substantial sources of hazardous wastes were observed. The Subject Property was observed to be relatively clean and well maintained, and no significant stains or other evidence of releases of hazardous substances was observed.

5. Findings and Recommendations

Based on interviews with personnel at the Subject Property, review of available records, and a physical site inspection, it does not appear that the Subject Property, located at 10629 Norwalk Boulevard in the City of Santa Fe Springs, California, has been substantially impaired by hazardous substances or petroleum products. The agency closure and post closure measures appear to resolve environmental issues associated with the former oilfield operations on the Subject Property. Any properties under remediation for soil and/or groundwater contamination in the vicinity of the Subject Property appear unlikely to impact the Subject Property. DCI recommends no further investigation at this time.

6. Signature of Project Manager(s)



Eric Nupen
Project Geologist
R.G. 5274

Dated: October 7, 2002

Appendix A

Site Location Map / Site Topographic Map

706

H

J

SLUSHER
MORA

ONTIVEROS

CLARK

WILLIS

PARK

GARDNER

FOREST

SPRINGDALE

NORWALK

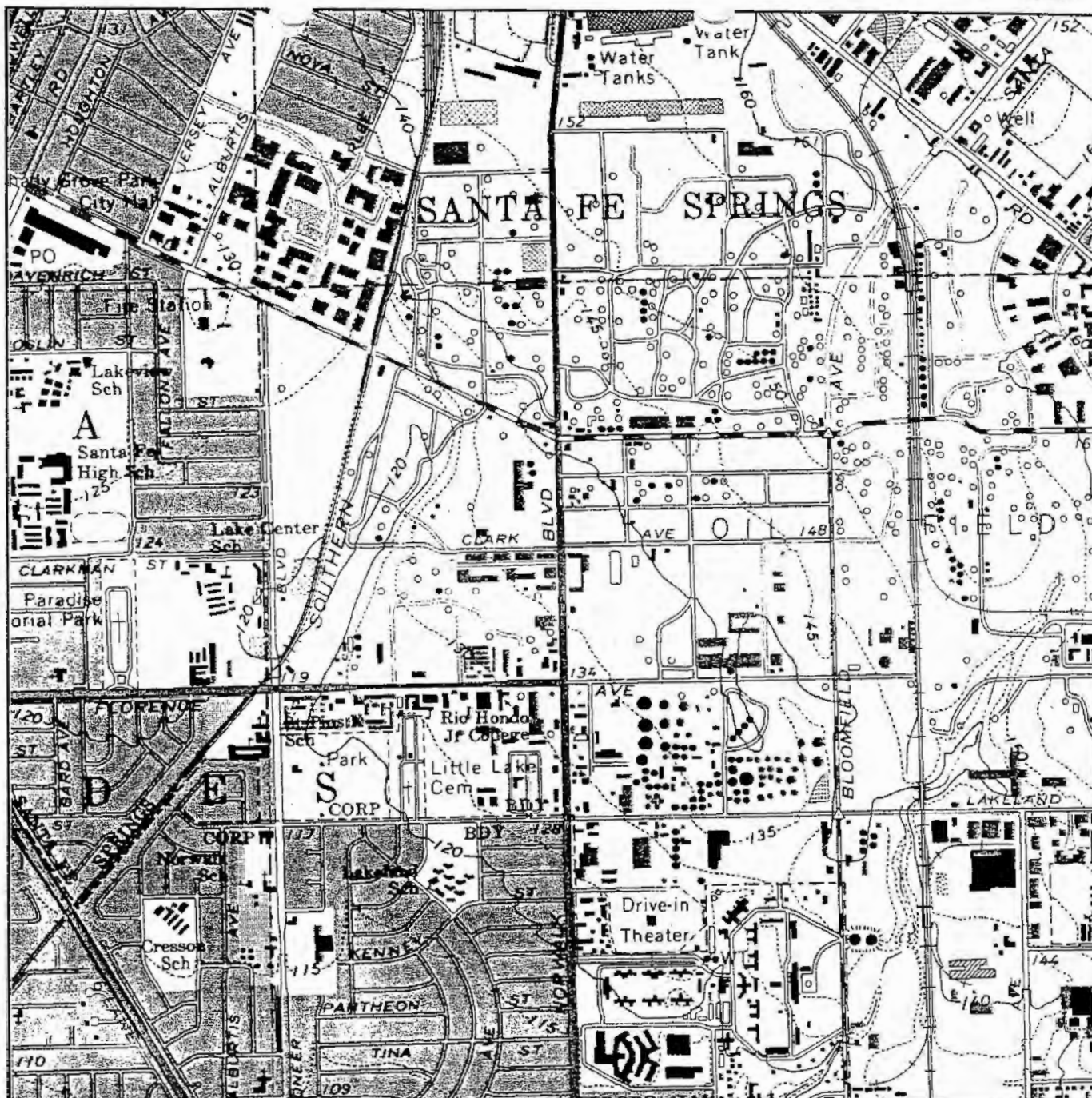
KOONITZ

FULTON WELLS

HATHAWAY

FLORENCE

5



longitude: -118° 4' 18.9"
 latitude: 33° 56' 18.9"

utm easting: 400935 meters
 utm northing: 3755671 meters
 utm zone: NAD 11

township: 03S/11W-06

AREA RADON ESTIMATES

<2 pCi/L	92.8%
2-4 pCi/L	5.8%
4-8 pCi/L	1.4%
8-20 pCi/L	0.0%
4-8 pCi/L	1.4%
8-20 pCi/L	0.0%
20 > pCi/L	0.0%

1.8 inches to 1/2 mile
 Universal Transverse Mercator North is straight up

U.S. Dept of Interior, Geological Survey

WHITTIER (1965 1981)

TOPOGRAPHIC MAP OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
 10607 NORWALK BLVD, SANTA FE SPRINGS

Appendix B

Building Permits and Agency Documents



City of Santa Fe Springs

Headquarters Fire Station

11300 Greenstone Ave. • CA • 90670-4619 • (562) 944-9713 • Fax (562) 941-1817 • www.santafesprings.org

March 20, 2001

F.E. (Buddy) Hand, Jr.
ExxonMobil Environmental Remediation
601 Jefferson Street
Houston, TX 77002-7901

Dear Mr. Hand:

**SUBJECT: FINAL AMENDMENT TO THE NO FURTHER ACTION
DETERMINATION FOR JALK FEE PROPERTY LOCATED AT 10607
NORWALK BOULEVARD IN SANTA FE SPRINGS, CA 90607**

This letter supercedes the letters titled "No Further Action Determination for Jalk Fee Property Located at 10607 Norwalk Blvd. in Santa Fe Springs, CA 90670" dated December 26, 2000 (NFA Letter) and "Amendment to No Further Action Determination for Jalk Fee Property Located at 10607 Norwalk Blvd. in Santa Fe Springs, CA 90670" dated December 28, 2000 (Amendment). The amended no further action (NFA) determination follows.

This letter confirms the completion of a site investigation and remediation action for the subject location. The Santa Fe Springs Fire Department (SFSFD) received the following reports:

- "Summary Report of Soil Remediation at Hathaway/Jalk Fee Lease Property Located at 10607 Norwalk Boulevard in Santa Fe Springs, California" (Hathaway Report) dated November 17, 2000 submitted by ATC Associates Inc. (ATC) on behalf of Hathaway Oil Company.
- "Site Closure and Risk Assessment Report" (SCR) dated November 28, 2000 submitted by TRC Alton Geoscience (TRC) on behalf of ExxonMobil for the subject property.

Assuming the information presented in the Hathaway Report and the SCR are accurate and representative of site conditions, the SFSFD concurs with TRC's NFA recommendation at the subject property for closure of the soil conditions subject to the following conditions:

Condition 1. Deed Restriction

A copy of a deed restriction shall be provided to the SFSFD by July 1, 2001. If the deed restriction is not finalized by this date, please call the SFSFD on or before the date with the estimated time frame for submittal.

Jalk Fee Property
10607 Norwalk
Page 2

Condition 2. Deed Restriction Use

The deed restriction shall note that the site may only be used for Office/Commercial/Industrial purposes.

While an overall NFA determination is granted by the SFSFD for closure of soil conditions at the subject site, site redevelopment activities will alter natural processes, and could expose workers and the area to concentrations of tetrachloroethene (PCE) degradation products such as vinyl chloride. This could pose extra risks to site workers during construction and construction-related activities, specifically in the area of borings SB-49 and GP-6 where elevated concentrations of PCE were detected. Precautions should be taken in the construction and construction-related activities to minimize the exposure of site workers to soil gases and/or the entrance of any soil gases to the interior of the buildings. Specifically, the following plans cited in Conditions 3 and 4 shall be submitted to the SFSFD and implemented.

Condition 3. Site Development Requirements

Prior to beginning construction activities and prior to the issuance of Building Permits the following plans shall be submitted to the SFSFD:

- Site Safety Plan to provide monitoring for petroleum hydrocarbons, PCE, and PCE-related compounds and screening for gross beta and gamma radiation during construction and construction-related activities. The results of health and safety plan monitoring shall be submitted to the SFSFD following completion of site development.
- Contingency Plan (including protocols for site monitoring and soil remediation if soil impacted with petroleum hydrocarbons, PCE and PCE-related compounds, and/or gross beta and gamma radiation are encountered). The standards cited in the SFSFD letter titled "Workplan for soil sampling at the Hathaway Lease located at 10607 Norwalk Boulevard in Santa Fe Springs, California" dated October 19, 2000 (Standards Letter) shall be used for determination as to whether soils are impacted and need to be remediated. The SFSFD is to be notified within 24-hours if any impacted soils are encountered. A report shall be prepared documenting remediation of any impacted soils. For volatile organic compound air monitoring, OSHA's Permissible Exposure Limits shall be used as the standard for site worker protection. The exposure limit for gamma and beta radiation shall comply with Title 8 of the California Code of Regulations. Any odors above this level or elevated radiation readings detected shall be immediately reported to the SFSFD.
- Building Monitoring Plan to monitor airborne concentrations of petroleum hydrocarbons, PCE, and PCE-related compounds at representative locations in each of the three planned buildings for a period of up to three months.

A copy of the SFSFD-approved Site Safety Plan and the Contingency Plan shall be available on site during construction and construction-related activities.

Condition 4. Post-Development Monitoring Requirement

Following completion of construction and construction-related activities during site development, the following shall be done:

Jalk For Property
10607 Norwalk
Page 3

- c Building Monitoring Plan shall be implemented and a report shall be submitted to the SFSFD following completion of the Plan's activities for airborne concentrations of petroleum hydrocarbons, PCE, and PCE-related compounds. SFSFD's receipt of the Building Monitoring Plan report would conclude the condition for monitoring at the site, provided the airborne concentrations of monitored constituents are found to be consistent with ambient air concentrations, or less than ambient air and/or applicable regulatory standards. Should hazardous levels of air borne contaminants be detected, a mitigation plan shall be submitted to the SFSFD and subject to approval by the City of Santa Fe Springs.

Condition 5. Disclosure

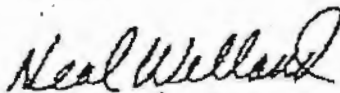
The SFSFD understands that Norwalk SFS LLC is under contract to purchase the above referenced property. As a part of any future transactions involving future tenants, purchaser, and/or contractors ("Interested Parties"), Norwalk SFS LLC ("Owner") will provide disclosure documentation that includes the environmental reports submitted to the SFSFD (referenced above). In addition to that disclosure, Owner shall provide the information in Attachment 1 to the Interested Parties.

Due to the additional time required by the SFSFD and our consultant Oak Canyon Partners to address ATC's request for a revision to the Amendment, a fee of \$840.00 is due by April 16, 2001. Please be advised, a base fee of \$420 is required for future plan submittals and provides 4 hours of review time. Any additional time spent thereafter shall be billed at a rate of \$105 per hour.

This letter assumes the information presented to the SFSFD is accurate and representative of site conditions. It is noted that TRC has made a conservative assumption of foundation attenuation in their evaluation of the overall risk from vinyl chloride as well as other halogenated volatile organic compounds. However, this letter does not relieve responsible parties of any liability under the California Health and Safety Code, the State Water Code, or other applicable laws and regulations for additional or unidentified conditions at the site which could threaten public health or the environment.

Should you have any questions regarding this matter, please contact our consultant Steve Chase at (909) 621-2643 or Environmental Protection Inspector Brenda Nelson at (562) 944-9713 ext. 155.

Sincerely,



Neal Welland
Fire Chief DK

NW/dk

attachment

Jalk Fee Property
10607 Norwalk
Page 3

cc: John Lovegreen
ATC
17321 Irvine Blvd., Suite 200
Tustin, CA 92780-3010

Pat Park
Hathaway Company
P.O. Box 3404
Santa Fe Springs, CA 90670

Jimmy Woo
Regional Water Quality Control Board
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

Greg Chila
O' Donnell Group
3 Civic Plaza, Suite 160
Newport Beach, CA 92660
(949) 718-9393 fax

Tracy Johnson
Piuto and Dubia, LLP
2 Park Plaza, Suite 300
Irvine, CA 92614
(949) 833-2067 fax

Fred Latham, City Manager

Bob Orpin, Director of Planning

Andy Lazzaretto, Planning and Development

ATTACHMENT 1

"The Property was formerly an oil-producing site which included oil wells, pipelines, a tank farm, sumps, and other items that are typically associated with oil producing sites, including releases from such operations which could include petroleum hydrocarbons and possibly volatile organic compounds (VOCs).

Site cleanup and remediation was conducted in 2000 with the oversight of the City of Santa Fe Springs Fire Department (City FD). Following completion of the remediation activities the City FD issued a no further action letter (NFA). To the best of Owner's knowledge, the site has been remediated and no petroleum hydrocarbons and/or VOCs remain in near-surface soils. However, as a condition of the NFA, the Owner has agreed with the City FD that any party who performs any excavation and/or other subsurface work at the Property is to be provided written notice to monitor the excavations for petroleum hydrocarbons and VOCs.

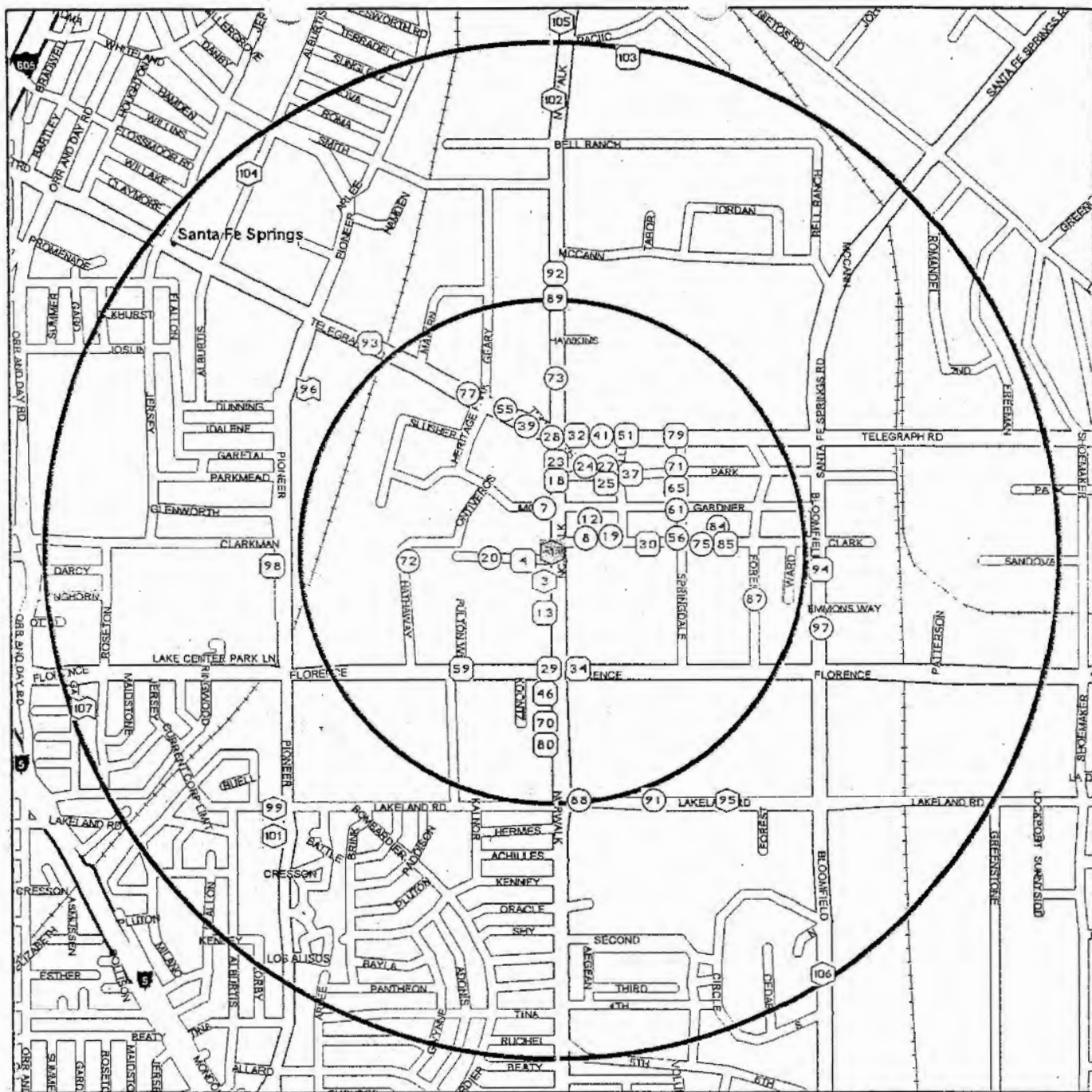
Prior to obtaining permits that involve excavation, you are required to contact the City FD to find out whether you are required to submit a Health and Safety Plan and/or prepare a Contingency Plan to address impacted soil during excavation and/or subsurface work.






In addition, future owners, tenants, sub-tenants, contractors, and sub-contractors shall be notified of this information."

Appendix C

Environmental Record Search

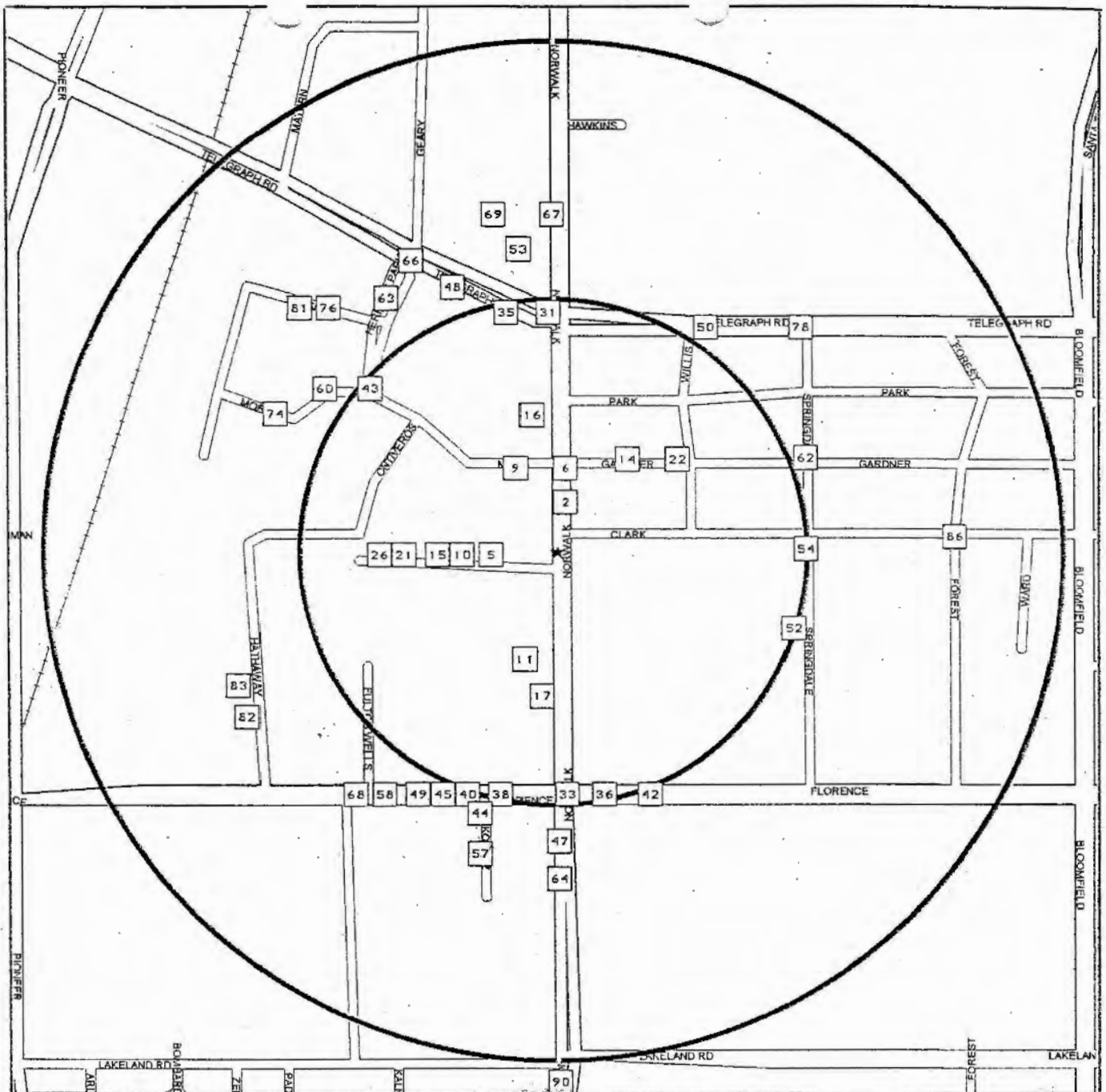
ENVIRONMENTAL RECORDS SEARCH
SUMMARY



-  ENVIRONMENTAL CONCERNS - HIGH PRIORITY
-  ENVIRONMENTAL CONCERNS
-  ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS
-  OPERATING PERMITS ONLY
-  WATER WELLS

3.2 inches to 1 mile

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY OF SUBJECT SITE



- ENVIRONMENTAL CONCERNS - HIGH PRIORITY
- ENVIRONMENTAL CONCERNS
- ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS
- OPERATING PERMITS ONLY
- WATER WELLS

3.2 inches to 1/2 mile

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE OF SUBJECT SITE

1. MOBIL - JALK FEE OIL PRODUCTIO
2. NOVA GRINDING
3. TOWER INDUSTRIES INC
4. T D TEX ENTERPRISES
5. AMERICAN COMPRESSOR
6. INTERNATIONAL LABEL AND TAPE C
7. MAPLE, JOHN I.
8. BREITBURN ENERGY
9. B & L THREADING CO.
10. UNIVERSAL LABEL PRINTERS INC
11. ABLE CRANE
12. YELLOW FREIGHT
13. HATHAWAY OIL COMPANY YARD
14. WARDMAN ESTATE AGENCY
15. CRANE HOIST SERVICE CO INC
16. FRUIT A FREEZE INC
17. SUPERIOR OIL TOOL CO.
18. GREENE-HOWARD PETROLEUM CORP
19. YELLOW FREIGHT SYSTEMS
20. NIXON-GLI EQUIPMENT
21. OSBORNE LABS, INC
22. CITY OF SANTA FE SPRINGS
23. IMF FREIGHT INC
24. BEAUMON FAMILY TRUST
25. ROTHSCHILD OIL COMPANY COX #2
26. W.T. BILLARD INC
27. IMPERIAL ANCHOR PALLET
28. UNK
29. SUPERIOR OIL TOOL
30. TEXACO, INC
31. TEXACO INC MATERN NCT-2&NCT-3
32. ATLAS RADIATOR SHOP
33. COCA COLA FOUNTAIN
34. AMERICAN PECCO CORP
35. CHEVRON USA SS 5306
36. C M WEST INC
37. ROTHSCHILD OIL COMPANY #1
38. CAL FAB
39. CHEVRON #9-5306
40. COLUMBIA LITHO
41. HATHAWAY OIL COMPANY
42. GRAPHIC DIES INC
43. YOUNG MICRO SYSTEMS
44. PRIESTLEY RACING
45. MASTER CUTTING & ENGINEERING I
46. BROTHER AUTO WORKS
47. GIDEON 300 & PROVIDING 4 NEEDEY
48. BRADSHAW SOUTH
49. KIMMERLE BROS INC
50. HIGH QUALITY ALLOYS
51. COX WARDMAN OIL FIELD
52. NOWELL STEEL & SUPPLY CO INC
53. SHAMROCK TIRE CO
54. UNITED FURNITURE SVCS INC

55. FEDERAL EXPRESS
56. MONTEREY RESOURCES
57. PARAMOUNT ROLL & FORMING INC
58. WESTERN ALLIES SERVICES COM
59. JOHN ALEXANDER CO.
60. AMERICAN SPEEDY PRINTING
61. PICO METAL PRODUCTS
62. PICO METAL PRODUCTS INC
63. MAN ROLAND INC
64. BRUNO'S ELECTRIC MOTOR REPAIR
65. ROTHSCHILD OIL COMPANY #3
66. TRIANGLE DRIVE PROPERTY COM
67. AMERICAN RELAYS INC
68. AXELSON INC
69. ALL INDUSTRIAL VALVES
70. CHARLES L GODBEY
71. PARK & SPRINGDALE
72. HATHAWAY COMPANY
73. SHAMROCK TIRE & WHEEL
74. ICOAT
75. TROJAN BATTERY COMPANY
76. MOTORCAR PARTS & ACCESSORIES I
77. MOBIL OIL COMPANY DUG COMMUNIT
78. ACCURATE TOOL STEEL INC
79. ROTHSCHILD OIL COMPANY #4
80. PETROLANE GAS SERVICE
81. SLUSHER TANK FARM
82. GE CAPITAL COMPUTER LEASING
83. WALT DISNEY SPECIAL EVENTS CO
84. UNKNOWN
85. SUNRISE LANDSCAPE
86. DE LA ROSA REPAIR SERV INC
87. PLATE SHOP THE
88. TORCO USA LUBRICANT
89. UNOCAL - SANTA FE SPRINGS OIL
90. BF GOODRICH/CARBON PRODUCTS
91. POWERINE REFINERY
92. ATLAS RADIATOR, INCORPORATED
93. PEDRO PETROLEUM
94. ALEXANDER BELL PROPERTY
95. POWERINE OIL - ADMINISTRATION
96. WELL 4 dhs1
97. MCGRANAHAM COMMERCE CTR II
98. LITTLE LAKE CITY SCHOOL DIST.
99. GENERAL PETROLEUM CO #3
100. RIOS CHEMICAL DISPOSAL INC
101. CALBRAL, E
102. LOS ANGELES BY-PRODUCTS
103. BELL PETROLEUM
104. S.F.S. WASTE WATER DISP CO
105. LA BY-PRODUCTS, NORWALK BLVD P
106. NORWALK STATE HOSPITAL
107. WELL 308 dhs1

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	OR
10048 E FLORENCE AVE	SANTA FE SPRINGS	WESTERN AUDIO SERVICES COM WESTERN AUDIO SERVICE CO WESTERN AUDIO COMP	HWRE RCRA UHT	8 27 27A03	35	58	39
12120 MONA DR STE 17	SANTA FE SPRINGS	AMERICAN SPEEDY PRINTING	HWRE		38	60	140
10548 SPRINGDALE AVE	SANTA FE SPRINGS	POD METAL PRODUCTS INC POD METAL PRODUCTS INC POD METAL PRODUCTS INC	HWRE RCRA AFS	5 30	41	62	E
10248 HERITAGE PARK DR UNIT 3	SANTA FE SPRINGS	KHAN POLAND INC	HWRE	32	87	83	HW
10819 NORWALK BLVD	SANTA FE SPRINGS	BRUNO'S ELECTRIC MOTOR REPAIRS	HWRE		0	64	L
12101 TELEGRAPH RD	SANTA FE SPRINGS	TRANSILUX DRIVE PROPERTIES COM	HWRE		46	56	HW
10306 NORWALK BLVD	SANTA FE SPRINGS	AMERICAN REMAYS INC	HWRE		38	87	HW
4202 E FLORENCE AVE	SANTA FE SPRINGS	ANSELSON INC	UHT	87BA6	43	66	HW
10085 E FLORENCE AVE # 301	SANTA FE SPRINGS	ANSELSON INC.	HWRE		35	68	HW
12025 E FLORENCE AVE	SANTA FE SPRINGS	PWMT CITY USA	HWRE		35	68	HW
10819 NORWALK BLVD	SANTA FE SPRINGS	ALL INDUSTRIAL VALVES	HWRE		38	03	W
10300 MONA DR #2	SANTA FE SPRINGS	ECOTAT ECOTAT COMPANY	RCRA RCRA	3 29	39	74	HW
10400 BLUESHER DR	SANTA FE SPRINGS	MOTORCAR PARTS & ACCESSORIES I MOTORCAR PARTS & ACCESSORIES I	RCRA HWRE	L 41	26	76	HW
10450 TELEGRAPH RD	SANTA FE SPRINGS	ACQUATRE TOOL STEEL INC ACQUATRE TOOL STEEL, INC.	HWRE UHT	37	42	78	HW
19444 BLUESHER DR	SANTA FE SPRINGS	SLUISHER TANK FARM SLUISHER TANK FARM	HWRE RCRA		31	87	HW
10621 HATHAWAY DR	SANTA FE SPRINGS	GE CAPITAL COMPUTER LEASING	RCRA	6	36	82	HW
10212 HATHAWAY DR	SANTA FE SPRINGS	WALT DISNEY SPECIAL EVENTS CO WALT DISNEY SPECIAL EVENTS CO	HWRE RCRA	37 5	87	83	W
OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE							
10024 FOREST ST	SANTA FE SPRINGS	DE LA ROS REPAIR SERV INC	AD		8	86	E
21130 NORWALK BLVD	SANTA FE SPRINGS	BF GOODRICH/CARBON PRODUCTS	AD		0	90	E
OPERATING PERMITS ONLY, WITHIN 3/4 - 1 MILE OF THE SUBJECT SITE							
12024 LOS NIETOS RD	SANTA FE SPRINGS	ROS CHEMICAL DISPOSAL, INC	PCB	31	100		

ENVIRONMENTAL RECORDS SEARCH

LISTED BY SOURCE

REFERENCED SOURCES

Job : DCIS5751
Date: 09-25-2002

21257
10607 NORWALK BLVD. SANTA FE SPRINGS

Page: 1
Date: 09-25-2002
Job: DCIS5751

FEDERAL SOURCES

HPA	NATIONAL PRIORITY LIST (02/10/02)				
CERCLA	CERCLUS (02/03)				
HPRAIR	HPRAIR (02/02)				
HPFACIL	FEDERAL FACILITIES (02/02)				
EPRI	EMERGENCY RESPONSE NOTIFICATION SYSTEM (1989-2001)				
SETS	STATE ENFORCEMENT TRACKING SYSTEM (02/10/02)				
DOETS	ENVIRONMENTAL DOCKET (DOCKET/GOVERN)				
CO	CO-OGGIE (12/01)				
RV	RCRA VIOLATORS LIST (02/02)				
TSD	RCRA - TSD FACILITIES (06/02)				
		6	Local Cleanup	7	Storage/Treatment

FD FEDERAL ENFORCEMENT DOCKETS

S&G/CALIFORNIA STATE SOURCES&C&P					
ANALYSIS	ANNUAL WORK PLAN (09/01/01)				
	BIGG Backlog	CLST	Deleted from the ANWP	ANWP	Action ANWP see
	REFRAG References to the RANOC	CCM	Conflict, missing info	REF/FG	Referenced to RFRN
	CCMT Contingency after reorganization				
CALIST	CALIBRES (09/01/01)				
	PEARL First Assign Low priority	NFA	No Further Action for DTSC	PEARL	First Assign Medium priority
	SFA SFA is the lead agency	SGRAN	First Assigns High priority	RFRN	Merged under the RGRN
	SPN Site Sourcing Request	PROCB	Integrated under RFRN	PROCB	Various Permitting Reviewed
	CHTY County and	PMPT	PMPT Search Required	CHL	Other Agency lead
CS-NO	CALIBRES-NO FURTHER ACTION				
	NFA No Further Action	RED	Closed Case		
CS	CORPSES (09/01/01)				
	WPCSTT Taxis lost	DHSD	Case large wait	DHSD1	Abandoned but needs site
	DHSD section 25306	DHSD2	Case small wait	CVR06	Disposed site
LUST	LEAKING UNDERGROUND STORAGE TANKS (09/01/01)				
	9A 9A not known	3B	Full site removal underway	7	Removal of action underway
	1 Leaking confirmed	5C	Permitting/characterization	6	Full removal of action underway
	3A Site location estimated	5C	Remediation plan	9	Case closed

SWS SOLID WASTE INFORMATION SY

WELL INVESTIGATION PROGRAM
DRAINAGE WATER PROGRAM
& REGIONAL SOURCES &
100C RELEASES
100C SITS (p1/01)
SOLID WASTE ASSESSMENT TEST - REGIONAL (p1/01)

OPERATING PERMITS

ACRA	RCA GENERATORS (1970)		T	Transmitter	S	Small Generators
	L	Large Generator				
SARA		SARA WASTE REJECTION 310 (1981)				
Nuc		NUCLEAR REGULATORY COMMISSION LICENSES (1970)				
PCS		PCS WASTE HANDLERS DATABASE (1970)				
PCS		PURM COMPLEXITY SYSTEM (PCS) (1970)				
AF		AFN FACILITY SYSTEM (AFS) (1970)				
FE		SECTION SEVEN TRACKING SYSTEM (1970)				
FFM		FFM/TECH TRACKING SYSTEM (1970)				
FFS		FEDERAL FACILITIES INFORMATION SYSTEM (FFIS) (1970)				
GDH		CHEMICALS IN COMMERCE INFORMATION SYSTEM (1970)				
FEI		FINC EPA FACILITY INDEX SYSTEM (1970)				
PHS		HAZARDOUS WASTE INFORMATION SYSTEM (1984-2000)				
		UNION-CARBIDE/STANDARD TRACER				

INTRODUCTION

The following government sources have been searched for sites at the street address, unless otherwise stated, of the subject location.

FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

CERCUS Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and hazardous Substance Pollution Contingency Plan(National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

This list has been researched within 1 mile radius of the subject site.

Site: POWERINE OIL CO
Address: 12354 LAKELAND RD
City: SANTA FE SPRINGS
Map Loc: 95 - within 1/2 - 3/4 mile SE of the subject
Status: EPA ID#: CAD000032991

The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 03/01/86. Discovery of this Hazardous Waste site was brought to EPA's attention on 11/01/84. On 09/01/87, a screening Site Inspection was completed, collecting site data and samples to characterize the severity of the hazard to support the ranking and enforcement of the clean-up required.

Site: MOBIL OIL CORP.
Address: 10607 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 1 - the subject site
Status: EPA ID#: CA0000024554

Discovery of this Hazardous Waste site was brought to EPA's attention on 10/13/85. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 06/15/89. See Continental Heat Treating

Site: MOBIL OIL CORP.
Address: 10607 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 1 - the subject site
Status: EPA ID#: CA0000024554

Discovery of this Hazardous Waste site was brought to EPA's attention on 10/13/85. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 06/15/89. See Continental Heat Treating

Site: CONTINENTAL HEAT TREATING
Address: 10643 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 3 - within 1/4 mile S of the subject
Status: EPA ID#: CAD0000531719

Discovery of this Hazardous Waste site was brought to EPA's attention on 05/01/86. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard. SEE JALK FEE SITE

NFRAP No Further Remedial Action Planned sites (CERCLIS)

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL.

Status: EPA ID#: CAD981419203

Discovery of this Hazardous Waste site was brought to EPA's attention on 06/01/86. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 06/01/87.

Site: GENERAL PETROLEUM CO #3
Address: 11101 PIONEER BLVD
City: NORWALK
Map Loc: 99 - within 1/2 - 3/4 mile SW of the subject
Status: EPA ID#: CAD980692483

Discovery of this Hazardous Waste site was brought to EPA's attention on 04/01/85. An additional Preliminary Assessment was completed on 04/01/86. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 02/22/89.

Site: COX WARDMAN OIL FIELD
Address: 12300 TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 51 - within 1/4 mile NE of the subject
Status: EPA ID#: CAD982400268

Discovery of this Hazardous Waste site was brought to EPA's attention on 06/01/86. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 08/01/86.

FEDFAC Federal Facilities

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

No listings within 1 mile radius of the subject site.

ERNS Emergency Response Notification System

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center.

There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974 (HMTA) section 1808(b).

This list has been researched within a quarter of a mile radius of the subject site.

consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

This list has been researched within 1 mile radius of the subject site.

Site: SANTA FE SPRINGS WASTEWATER DI
Address: 9814 S ALBURTIS AVE
City: SANTA FE SPRINGS
Map Loc: 104 - within 3/4 - 1 mile NW of the subject
Status: EPA ID#: CAD982300406

Discovery of this Hazardous Waste site was brought to EPA's attention on 01/01/88. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 03/02/89.

Site: BELL PETROLEUM
Address: 12250 E BELL RANCH DR
City: SANTA FE SPRINGS
Map Loc: 103 - within 3/4 - 1 mile N of the subject
Status: EPA ID#: CAD980863317

Discovery of this Hazardous Waste site was brought to EPA's attention on 04/01/85. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 10/01/86.

Site: PLATE SHOP THE
Address: 10701 FOREST ST
City: SANTA FE SPRINGS
Map Loc: 87 - within 1/4 - 1/2 mile E of the subject
Status: EPA ID#: CAD000192590

Discovery of this Hazardous Waste site was brought to EPA's attention on 02/01/81. An additional Preliminary Assessment was completed on 09/01/85. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 12/21/89.

Site: LOS ANGELES BY-PRODUCTS
Address: 9615 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 102 - within 3/4 - 1 mile N of the subject
Status: EPA ID#: CAD980503655

Discovery of this Hazardous Waste site was brought to EPA's attention on 03/01/86. The Preliminary Assessment, consisting of collecting and documenting existing information about the source and nature of the site hazard was completed on 03/01/85.

Site: SHAMROCK TIRE & CHROME
Address: 10332 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 73 - within 1/4 mile N of the subject

Site: MONTEREY RESOURCES
Address: CLARK & SPRINGDALE
City: SANTA FE SPRINGS
Map Loc: 56 - within 1/4 mile E of the subject
Status: 97 547808 05/10/97
ROAD SPILL DUE TO PRODUCTION LEAK
PREVIOUS CASE #: 97-0133
CLEAN UP BY RP

Site: BREITBURN ENERGY
Address: CLARK AVE, 50 YARDS W OF WILLIS
City: SANTA FE SPRINGS
Map Loc: 6 - within 1/4 mile E of the subject
Status: 99 639900 06/09/99
6 INCH FLOW LINE / CAUSE UNKNOWN
AREA OF IMPACT: 20 FT X 20 FT ON SOIL / 200 YARDS DOWN THE GUTTER/WEATHER: CLEAR
ACTY HAS BEEN CONTRACTED TO CONDUCT THE CLEAN-UP AND ARE EN ROUTE

Site: UNKNOWN
Address: 12030 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 20 - within 1/4 mile W of the subject
Status: 12030 CLARK ST
12030 CLARK ST
MATERIAL HAS BEEN SIGHTED ON THE GROUND. UNKNOWN/UNKNOWN
OWNER OF THE PROPERTY HAS CONSULTED WITH CONTRACTORS.

Site: UNKNOWN
Address: 12030 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 20 - within 1/4 mile W of the subject
Status: 9200006903 06AD 03/03/1992
12030 CLARK ST
MATERIAL HAS BEEN SIGHTED ON THE GROUND. UNKNOWN/UNKNOWN
OWNER OF THE PROPERTY HAS CONSULTED WITH CONTRACTORS.

Site: TROJAN BATTERY CO
Address: 12380 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 75 - within 1/4 mile E of the subject
Status: 97 553426 09/30/97
CLARIFIER IN WASTE WATER SYSTEM OVERFILLED
NO ADDITIONAL INFORMATION
DIKED SPILL / SPILL CONTAINED / IN PROCESS OF RECOVERY

Site: TROJAN BATTERY CO
Address: 12380 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 75 - within 1/4 mile E of the subject
Status: 525988 / /
97-0440 Previous Case #:
C/U BY RP DOWN PROPERTY LINE TO NEIGHBORS PR WENT HAYWIRE WATER & SUBSTANCE
LEAKAG HOUSE VENTILATION DEVICE SENSOR/HAZARD CONTINUATION CAUSE: FLOWED OUT
THROUGH SEAMS.
ADDITIONAL NO PERTINENT INFO TO STORM DRAIN PREVIOUSLY: LA FLOOD/TX/OKS/PARKS & REUS
Case #: 97-0441 Previous Case #:

EPA EPA is the lead agency
RCRA Mismanaged under the RCRA permitting program
RWQCB Mismanaged under the lead of the Regional Water Quality Board
CITY County lead
OAL Other Agency lead

This list has been researched within half of a mile radius of the subject site.

Site: PLATE SHOP, THE
Address: 10701 FOREST ST
City: SANTA FE SPRINGS
Map Loc: 87 - within 1/4 - 1/2 mile E. of the subject
Status: 1934072A 1080A MANU - FABRICATED METAL PRODUCTS
Contaminants: CHROMIUM (VI), CADMIUM, CYANIDES, UNSPECIFIED SLUDGE WASTE

Program: RCRA 3012

Actions:

DISCOVERY - completed on 09/28/83

FACILITY IDENTIFIED ID FROM EPHS (09/28/83)
SOURCE ACT: ELECTRIC PLATING WASTE HAULED TO BKK. INCIDENT: 1/20/81 CITED & FINED FOR FAILURE TO NOTIFY EPA OF HAZ WASTE ACT PURSUANT TO SECT 3010 OF RCRA. ENV HISTORY: ENWP - PERMIT ISSUED 10/80 FOR DISP OF STORAGE TANK PLATING SOLNS. (03/01/84)
FACILITY DRIVE-BY: ASAP. IN A SMALL INSPECT PARK. NO HAZ WASTE PROBLEM WERE OBSERVED.
SUBMIT TO EPA PRELIM ASSESS DONE. RCRA 3012 (03/03/84)
SITE SCREENING DONE ON CERCLIS (12/07/87)
DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC. (11/08/84)

Site: ATLAS RADIATOR, INCORPORATED
Address: 10110 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: S2 - within 1/4 - 1/2 mile N. of the subject
Status: 19750080 042805 AUTO REPAIR, SERVICES & PARKING
Contaminants: METAL DUST & MACHINING WASTE

Actions:

PRELIMINARY ENDANGERMENT ASSESSMENT - completed on 07/19/99

V/SR, IORSE, FFA, FFSRA, VCA, EA - completed on 04/11/85

The site is a two acre piece of property which contains the air conditioning and vehicle radiator repair shop. From 1920 to 1945, the one acre portion of the site containing the air conditioning shop was used for oil field support services including parts storage, repair of downhole of production pumps, etc. In 1945, the site was leased by the owner to DSC. On Feb 1945 to 1966, in 1973, Atlas commenced using this portion of the site for its air conditioning repair operation. It is speculated that there could be lead and possibly other heavy metal contamination at the site due to an earlier establishment of a vehicle radiator repair shop. Possible pathways of contamination are soil, air, and groundwater. Possible receptors are onsite workers since the site is zoned for commercial/industrial purposes. The owner signed an agreement with DTSC to perform a Preliminary Endangerment Assessment (PEA) at the site which contains the air conditioning repair operation.
The Department of Toxic Substances Control entered into an Agreement with the Project Proponent to conduct a Preliminary Endangerment Assessment for parcel 1 of the Atlas Radiator site. (The property was divided into 2 parcels in April 1999. (04/11/99)
Atlas Radiator, incorporated submitted a Preliminary Endangerment Assessment (PEA) Report for parcel 1 dated Apr. 1999. The PEA reported lead contamination below the Preliminary Remediation Goal (PRG) for commercial/industrial purposes. DTSC recommended that a deed restriction be implemented at the site to preclude any changes from commercial/industrial use to residential) to the site without investigation and possible removal action. (04/28/99)
Atlas Radiator submitted a second PEA confirmation sampling workplan for the western third of Parcel 2. (10/

Excavation and transportation and disposal off-site of excavation and transportation and disposal off-site of lead contaminated soils was conducted. Then a supplemental PEA document dated December, 1999 was

Site: SHAMROCK TIRE & WHEEL
Address: 10332 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 75 - within 1/4 mile N. of the subject
Status: 193408 081950 MANU - FABRICATED METAL PRODUCTS
Contaminants: CHROMIUM (VI), CYANIDES, DETERGENT & SOAP, UNSPECIFIED SLUDGE WASTE, ORGANIC LIQUIDS WITH METALS, METAL SLUDGE, UNSPECIFIED AQUEOUS SOLUTION, UNSPECIFIED ALKALINE SOLUTIONS, UNSPECIFIED ACID SOLUTION

Program: CERCLA 104

Actions:

DISCOVERY - completed on 11/18/80

INSPECTION (LOCAL) CO PUB WRK, RW SURVEY APPROX 8000 GAL OF CR PLATING WASTEWATER PROD (05/13/76)
FACILITY IDENTIFIED FAC ID LACE OPER UNKNOWN CO ENGR CHROME PLATING, SPENT PLATING LIQ & FINISH WATER ONLY WASTE, NOV FOR SPILLAGE ISSUED 78-80 (11/18/80)
FACILITY DRIVE-BY DISCOLORED SOIL & SPILLAGE BEHIND SITE DISCARDED DRUMS, POOR HOUSEKEEPING. (10/07/82)
FINAL STRATEGY SITE REFERRED TO HWMB (10/15/82)
INSPECTION (LOCAL) CO HLTH. GENERATOR INSP. OWNER HAS RW PERMIT. HAULER'S MANIFEST & ACOID OPEN NOTICE ISSUED TO SUPPLY MANIFEST, ENFORCEMENT (OTHER) NOV ISSUED. DIRECT THE PROPER DOCUMENTS FOR WASTE REMOVAL (CO HLTH) (03/13/84)
ENFORCEMENT (OTHER) WARNING NOV FAILURE TO SUBMIT BASELINE MONITORING REPORT. (05/24/84)

FACILITY DRIVE-BY: ASAP. RIMS FOR CARS IN YARD. CAPPED OIL WELLS IN OF SITE. NO STAINING NOTED. (02/11/88)
SOURCE ACT: (SHAMROCK) CHROME PLATING OF AUTO ACCETORIES, (MATTIN) CUSTOM CHROME PLATING, SALES, & SERVICES OF TIRE/WHEEL, (JOHNNY) CHROME PLATING OF CUSTOM AUTOMOTIVE PARTS. YR OF OPER. 1980-PRESENT SUBMIT TO EPA (04/04/86)
SITE SCREENING DONE CERCLIS SITE (04/05/87)
REPORTED FOR PROPS (06/01/87)
ON CORTESE LIST (01/01/88)
NFA FOR DTSC DUE TO GENERATOR STATUS AND COUNTY INVOLVEMENT. (12/08/84)
SITE REFERRED TO COUNTY. (08/15/85)

Site: MOBIL OIL CORPORATION
Address: 10607 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 1 - the subject site
Status: 19130088 101998 OIL & GAS EXTRACTION
Contaminants: HALOGENATED ORGANIC COMPOUNDS, MERCURY, LEAD, CONTAMINATED SOIL, OTHER ORGANIC SOLIDS, ORGANIC SOLIDS WITH HALOGENS, UNSPECIFIED ORGANIC LIQUID MIXTURE, ORGANIC LIQUIDS WITH METALS, ORGANIC LIQUIDS (NON-SOLVENTS) WITH HALOGENS, UNSPECIFIED OIL CONTAINING WASTE, WASTE OIL & MIXED OIL, UNSPECIFIED SOLVENT MIXTURES, HYDROCARBON SOLVENTS, OXYGENATED SOLVENTS, HALOGENATED SOLVENTS

Actions:

PRELIMINARY ENDANGERMENT ASSESSMENT - completed on 12/23/96

V/SR, IORSE, FFA, FFSRA, VCA, EA - completed on 03/06/82

L.A. County Tax Assessor parcel 006, map 025, book 8009, area 150 ft X 120 ft. Soil at the site is contaminated with crude oil, heavy metals (Pb, Zn, Hg), and chlorinated hydrocarbons (PCE, TCE, and 1,2-DCE) at levels exceeding regulatory limits.
The Department received a notification from PHP alleged that the site's soil contamination originates from an off-site source, Continental Heat Treating, Inc. Soil at the site is contaminated with crude oil, heavy metals, such as lead, mercury, and zinc, and chlorinated hydrocarbons such as PCE, TCE, and 1,2-DCE. Sample results indicate that the concentration of these contaminants exceeding regulatory limits. Due to the evidence of contamination on-site, the Department is pursuing a PEA. (10/28/83)
Remedial Action Plan submitted to the Department. (03/31/84)

Negotiation for a Voluntary Cleanup Agreement on progress. (07/01/94)
Tom Walker (310) 929-2725, 3 separate sites: 1) crude oil - RWQCB lead 2) heavy metal/lead - PEA with DTSC, in negotiations 3) PCE - LACFOHMD lead, determining if Confidential Heat Treating is PRP, in process (02/19/99)
The Department entered into a Preliminary Endangerment Assessment Agreement for the "Joint Fee Property" (03/06/92)
The PEA Equivalent documented characterization and cleanup conducted between 1991 and 1995. DTSC determined that based on the data presented, "no further action" is required on the "Boneyard" Mobile/Junk Fee Site, and the hazardous materials remaining do not constitute a threat to human health or the environment (the environment). (12/23/96)
DTSC conducted a PA of the entire site, including the "boneyard" portion evaluated in 1996. The PA was submitted to U.S. EPA for review. (06/17/99)
Completed a Preliminary Assessment for this site. Recommended referral to RWQCB-LA. Preliminary Assessment approved by USEPA. U.S. EPA approved PA which DTSC completed for this site. USEPA determined the site is eligible for an SI. (06/15/99)

Site: IMPERIAL ANCHOR PALLET
Address: 12246 PARK ST
City: SANTA FE SPRINGS
Map Loc: 27 - within 1/4 mile NE of the subject
Status: 19240002 082195 MANU - LUMBER & WOOD PRODUCTS
Contaminants: LIQUIDS WITH PH < 2, CYANIDES, CONTAMINATED SOIL, DRILLING MUD, OTHER PESTICIDE CONTAINERS, 30 GALLONS OR MORE, UNSPECIFIED SLUDGE WASTE, PAINT SLUDGE, POLYMERIC RESIN WASTE, OXYGENATED SOLVENTS, UNSPECIFIED ALKALINE SOLUTIONS, ALKALINE SOLUTION, WITHOUT METALS, ALKALINE SOLUTION 2<PH<12.6, WITH METALS, UNSPECIFIED ACID SOLUTION, ACID SOLUTION WITHOUT METALS

Actions:

DISCOVERY - completed on 03/12/81

FACILITY IDENTIFIED ID DURING DRIVE-BY ON ANOTHER SITE FACILITY DRIVE-BY: DRUMS STORED ON UNPAVED AREAS-APPEAR TO BE LEAKING W/ A STICKY RESIN TYPE OF MATL. EVIDENCE OF LEAKAGE & SPILLAGE ON TO GROUND. (05/12/81)
AN OIL FIELD WHICH HAD DRILLING MUD DEPOSITED AS FILL FROM MOBIL OIL CO. (05/15/81)
FACILITY DRIVE-BY: MOST OF THE DRUMS HAVE BEEN REMOVED BUT A FEW ARE STILL PRESENT. THE SOIL WHERE THESE DRUMS WERE IS NOW DISCOLORED W/ A BLACK OILY SUBSTANCE ALSO SEEN IN ANOTHER AREA ON SITE ARE EMPTY ABAND DRUMS W/ FORMALINOLYDE STAMPED ON TOP OF DRUMS. STACKED ON THEIR SIDE 3 TO 4 HIGH BEHIND A BARE WIRE FENCE, A VERY TERIBLE ODOR FROM THESE DRUMS. AREA IS LOC IN THE S SECTION OF IMPERIAL ANCHOR PALLET'S PROPERTY. ON CLARK ST & SPRINGDALE ST. GROUND PHOTOS PHOTOS TAKEN (10/14/82)
FINAL STRATEGY IDENT ABANDONED SITE (09/04/85)
ALL DRUMS SOLD FOR RECONDITIONING (10/05/83)
INSPECTION (LOCAL) SUMP FOUND, MAY CONTAIN TONS OF SOIL REMOVED 40 ACRES STILL NEED SAMPLING (09/08/84)
SITE SCREENING DONE PA RED HIGH PRIORITY (10/15/86)
PRELIM ASSESS DONE: SI REQ HIGH PRIORITY, LEAKING ABANDONED DRUMS, BARRELS WERE STORED IN SEVERAL LOCATIONS ON THE 40 ACRES NOT CLEANED. A SEPARATE SITE ON NEXT BLOCK HAS PCB CONTM. SIMILAR OPERATION LEAKING DRUMS LOCATED ON THE CORNER OF GARDENLAND WILUS. OWNER OF LOT: DONALD WARDMAN PHONE: (218) 398-9667. THE LAST TANK WAS IMPERIAL ANCHOR PALLET (02/27/87)
REPORTED FOR PROPS (06/01/87)
ON CORTESE LIST (01/01/88)
As informed by McLaren Hart in a letter dated 09/07/84, the City of Santa Fe Springs, Mobil Corp., and McGarahan, Carlson & Company have informed the Oil Field Reclamation Project Executive Committee to develop a former oil production field which includes the Imperial Anchor Pallet site. The current geophy, soil investigations and any future soil remediation is under the oversight of RWQCB. (03/01/84)
9/7/84 As informed by McLaren Hart in a letter dated 9/7/84 City of Santa Fe Springs, Mobil Corp., and McGarahan, Carlson & Co., have formed the Oil Field Reclamation Proj. Exec. Committee to develop a former oil production field which includes the Imperial Anchor Pallet site. The current geophy soil investigations of any future soil remediation is under the oversight of RWQCB. NFA for DTSC. (05/01/85)
NFA FOR DTSC. (05/12/85)
RWQCB lead. (06/21/85)

Site: HATHAWAY OIL COMPANY
Address: 12250 TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 41 - within 1/4 mile NE of the subject
Status: 19290166 083195 MANU - PETROLEUM & COAL PRODUCTS
Contaminants: CONTAMINATED SOIL, DRILLING MUD, OTHER PESTICIDE CONTAINERS, 30 GALLONS OR MORE, UNSPECIFIED ORGANIC LIQUID MIXTURE, UNSPECIFIED OIL CONTAINING WASTE, OIL/WATER SEPARATION SLUDGE, WASTE OIL & MIXED OIL, UNSPECIFIED AQUEOUS SOLUTION, AQUEOUS SOLUTION WITH TOTAL ORGANIC RESIDUES > 10

Program: CERCLA 11

Actions:

DISCOVERY - completed on 11/17/80

FACILITY IDENTIFIED FAC ID LACE OPER IN THE 1950'S LINE TO SPS WASTEWATER DISPOSAL CO. (LACE) (11/17/80)
FACILITY DRIVE-BY: EMPTY OIL FIELD. PROPERTY MAY BE OWNED BY IMPERIAL PALLET. (04/16/82)
SITE SCREENING DONE EVIDENCE OF AN UNLINED POND. (03/29/87)
FACILITY DRIVE-BY DRIVE-BY SHOWS MOBIL OIL CORP. OIL FIELD WITH NO DISPOSAL ON SITE APPARENT. (01/28/88)
PRELIM ASSESS DONE: PA COMPLETE. PAST DISPOSAL OF OIL FIELD BRINES IN MUD LINED SUMP. PAST USE OF CHEM ADDITIVES FOR OIL-BRINE SEPARATION; ANCHOR IMPERIAL PALLET MAY HAVE OPERATED ON SITE. BRINES NOW DISPOSED BY INJECT; RECOMMEND LOW PRIORITY DHS SI (04/21/91)
SUBMIT TO EPA - EPA RECOM: NFA UNDER CERCLA (05/31/88)
HAZ. RANKING SCORE 21.34 HHS PACKAGE COMPLETED 8-4-90. DEPARTMENT MAILED PKG TO RP 4-18-91 FOR REVIEW (04/19/91)
Status of this site was HRR up until now. HRR was completed 04/19/91. Therefore the CORRECT STATUS of this site needs to be determined. (02/19/93)
Site visit conducted by Miguel Monroy. Large site with oil extraction wells, secured with fence. No documented use of TOC onsite, no observed release of CERCLA materials or hazardous substances onsite. No visible contamination at time of visit. NFA under order of petroleum exclusion. (01/12/94)
DATABASE VERIFICATION PROJECT CONFIRMS NFA FORDTSC. (10/27/94)
Petroleum exclusion-refer to County. (08/31/95)

CALS CALSITES - No Further Action

This section includes the sites on the CalSite list, which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

Status Codes: NFA No Further Action for DTSC
RED Closed Case marked for removal from list

This list has been researched within a quarter of a mile radius of the subject site.

Site: T D TEX ENTERPRISES
Address: 12135 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 4 - within 1/4 mile W of the subject
Status: 1975005502271962 75 0 0 0
FACILITY DRIVE-BY: PAVED SITE. (02/13/82)
FACILITY IDENTIFIED FAC ID DUNN BRAD (05/25/83)
LACE 3-STAGE CLARIFIER TO SEWER (01/05/86)
LACE NO RECORDS (02/26/82)
O RETURNED TRUCK PARTS SALES (11/24/80)
O DONALD FOR NFA - NO PROBLEMS BASED ON QUEST (06/27/82)

Status Codes: 0 No action
1 Leak being confirmed
3A Prel site assessment worksheet submitted
3B Prel site assessment underway
5C Pollution characterization
5R Remediation plan
7 Remedial action underway
8 Post remedial action monitoring
9 Case closed
P Case purged from agency list

This list has been researched within half of a mile radius of the subject site.

Site: YELLOW FREIGHT SYSTEMS
Address: 12250 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 19 - within 1/4 mile E of the subject
Status: 8 - Post Remedial Action monitoring.
A release from a tank of Gasoline was reported on 04/04/90. It was discovered during tank closure, and stopped on 04/04/90 by closing the tank. The contaminated soil has been excavated and disposed in an approved site. The case, 1-06129, is managed by the Regional Water Quality Board, and was last reviewed on 05/04/90.

- Preliminary Site Assessment was started on 05/04/90.
- Pollution characterization was started on 01/09/92.
- Remediation was started on 02/25/92.
- Post Remedial Action monitoring was started on 07/05/96.

04/14/98 - GW MON RPT 1ST QTR 1998; 06/05/98 - GW MON RPT 2ND QTR 1998; REFER TO SLC #767

Site: SUNRISE LANDSCAPE
Address: 12542 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 85 - within 1/4 mile E of the subject
Status: 9 - Case Closed.
A release from a tank of Diesel was reported on 02/13/91. It was discovered during tank closure, and stopped on 02/13/91 by closing the tank. Only the soil is impacted. The case, 1-10382, is managed by a Local agency, and was last reviewed on 06/10/92.

- Preliminary Site Assessment was started on 06/10/92.
- The case was closed 03/07/94.

Site: SUPERIOR OIL TOOL
Address: 12180 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 29 - within 1/4 mile S of the subject
Status: 9 - Case Closed.
A release from a tank of Diesel was reported on 08/18/90. It was discovered during tank closure, and stopped on 08/18/90 by closing the tank. Only the soil is impacted. The case, 1-13006, is managed by a Local agency, and was last reviewed on 09/20/90.

- Preliminary Site Assessment was started on 09/20/90.
- Remediation was started on 04/23/92.
- The case was closed 04/07/94.

CLOSURE PERMIT NO. 38728

85.

Site: TRANSIT MIXED CONCRETE COMPANY
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: 9 - Case Closed.
A release of Diesel was reported on 09/14/88. It was discovered by subsurface monitoring. The case, 1-12222, is managed by the Regional Water Quality Board, and was last reviewed on 05/06/92.

- The case was closed 07/23/96.

SOIL & GROUNDWATER CONTAMINATION CONFIRMED.

Site: TRANSIT MIXED CONCRETE COMPANY
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: 9 - Case Closed.

Site: TORCO USA LUBRICANTS
Address: 12247 LAKELAND RD
City: SANTA FE SPRINGS
Map Loc: 88 - within 1/4 - 1/2 mile S of the subject
Status: 1 - Leak being confirmed.
A release from a tank of Diesel was reported on 06/09/90. It was discovered during tank closure, and stopped on 06/09/90 by closing the tank. Only the soil is impacted. The case, 1-00432, is managed by the Regional Water Quality Board, and was last reviewed on 09/13/90.

- The leak was confirmed on 10/01/95.

FINAL REPORT COMPLETION REMEDIATION DUE BY SEPT 24, 1995 PER DPW, THIS IS AN ABOVE GROUND TANK CASE. TRANSFER TO SLC UNIT-86, REFER TO SLC #196

Site: POWINE OIL CO
Address: 12354 LAKELAND RD
City: SANTA FE SPRINGS
Map Loc: 95 - within 1/2 - 3/4 mile SE of the subject
Status: 9 - Case Closed.
Only the soil is impacted. The case, R-05313, is managed by a Local agency, and was last reviewed on 02/01/97.

- The case was closed 02/01/96.

Site: HERITAGE CORPORATE CENTER
Address: 10445 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 23 - within 1/4 mile N of the subject
Status: 9 - Case Closed.
A release from a tank of Diesel was reported on 02/03/87. It was discovered during tank closure, and stopped on 02/03/87 by closing the tank. Only the soil is impacted. The case, 1-06557, is managed by a Local agency, and was last reviewed on 04/23/90.

- Preliminary Site Assessment was started on 04/23/90.
- The case was closed 05/18/91.

CLOSURE PERMIT NO. 23068

Site: BROTHERS AUTO
Address: 10801 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 46 - within 1/4 mile S of the subject
Status: 8 - Case Closed.
A release from a tank of Gasoline was reported on 06/12/86. Only the soil is impacted. The contaminated soil has been excavated and disposed in an approved site. The case, 9-06700370, is managed by a Local agency, and was last reviewed on 03/31/99.

- The case was closed 03/28/99.

ALSO CASE # R-6107

Site: CHARLES L GOOSEY
Address: 10840 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 70 - within 1/4 mile S of the subject
Status: 9 - Case Closed.
Only the soil is impacted. The case, R-22987, is managed by a Local agency, and was last reviewed on 04/15/97.

- The case was closed 04/16/96.

Site: LITTLE LAKE CITY SCHOOL DIST.
Address: 10515 PIONEER BLVD
City: SANTA FE SPRINGS
Map Loc: 98 - within 1/4 - 1/2 mile W of the subject
Status: 9 - Case Closed.
A release from a tank of Gasoline was reported on 06/28/92. It was discovered during tank closure, and stopped by closing the tank. Only the soil is impacted. The case, 1-13200, is managed by a Local agency, and was last reviewed on 10/07/92.

- The case was closed 12/16/92.

CLOSURE PERMIT NUMBER 8988

Site: PEDRO PETROLEUM
Address: 11916 E TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 93 - within 1/4 - 1/2 mile NW of the subject
Status: 9 - Case Closed.
Only the soil is impacted. The case, 1-21538, is managed by the Regional Water Quality Board, and was last reviewed on 07/19/94.

- Preliminary Site Assessment worksheet was submitted on 03/10/94.
- The case was closed 01/28/97.

Site: PEDRO PETROLEUM
Address: 11916 E TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 93 - within 1/4 - 1/2 mile NW of the subject
Status: 9 - Case Closed.

Site: CHEVRON #9-5306
Address: 12155 E TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 39 - within 1/4 mile N of the subject
Status: 9 - Case Closed.
A release from a tank of Gasoline was reported on 06/27/91. Only the soil is impacted. The case, 1-01120, is managed by the Regional Water Quality Board, and was last reviewed on 08/30/91.

- Preliminary Site Assessment was started on 09/30/91.
- The case was closed 07/17/96.

UNILLUMINATED SOIL DISCOVERED DURING BORING LDI SITE ASSESSMENT. POSSIBLY LEAK FROM AN OLD OIL LINE THAT RUN UNDERNEATH THE STATION.

Site: CHEVRON #9-5306
Address: 12155 E TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 39 - within 1/4 mile N of the subject
Status: 2A - Prelim Site Assessment worksheet submitted
A release of Hydrocarbons was reported on 08/27/91. It was discovered by subsurface monitoring, and stopped on 10/27/98 by removing the content. The contaminated soil has been excavated and disposed in an approved site. The case, 1-01120A, is managed by the Regional Water Quality Board, and was last reviewed on 06/23/99.

CITY OF SFS PD HAS REQUESTED AN ADDITIONAL SITE ASSESSMENT BY 7/7/99 (CORRESPONDENCE DATED 6/7/99)

Site: CHEVRON #9-5306
Address: 12155 E TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 39 - within 1/4 mile N of the subject
Status: 9 - Case Closed.

SWS Solid Waste Information System

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. Active solid waste disposal sites, inactive or closed solid waste disposal sites and transfer facilities.

This list has been researched within 1 mile radius of the subject site.

Site: LA BY PRODUCTS, NORWALK BLVD P
Address: 9501 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 105 - within 3/4 - 1 mile N of the subject
Status: 19-A-5012
Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
PRE-REGULATIONS (Regulatory)
Inspection: QUARTERLY
Closure: 12/31/75 ESTIMATED
Operator: LA BY PRODUCTS

Site: SANTA FE SPRINGS SITE
Address: 9615 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 102 - within 3/4 - 1 mile N. of the subject
Status: Priority Rank 3

Site: GENERAL PETROLEUM CORP
Address: 11101 PIONEER BLVD
City: NORWALK
Map Loc: 89 - within 1/2 - 3/4 mile SW of the subject
Status: Priority Rank 12

Site: CALBRAL, E
Address: 11131 PIONEER BLVD
City: NORWALK
Map Loc: 101 - within 3/4 - 1 mile SW of the subject
Status: Priority Rank 11

OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting. The inclusion in this section does not imply that an environmental problem exists presently or has in the past.

The sources referenced below have been searched at the street address, unless otherwise stated, of the subject site.

RCRA-G Resource Conservation and Recovery Information System - Generators

The Environmental Protection Agency regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form. The notification form provides basic identification information and specific waste activities.

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste).
S - Generators who generate 100 kg/mo but less than 1000 kg/mo of non-acutely hazardous

T - Transporter.

This list has been researched within a quarter of a mile radius of the subject site.

Site: NIXON EGLI EQUIP CO
Address: 12030 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 20 - within 1/4 mile W of the subject
Status: Permit id#: CAD961656432
SIC Codes: 5082

Site: OSBORNE LABS, INC
Address: 12050 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 21 - within 1/4 mile W of the subject
Status: Permit id#: CAD045239407

Site: UNIVERSAL LABEL PRINTERS INC
Address: 12110 CLARK ST
City: SANTA FE SPGS
Map Loc: 10 - within 1/4 mile W of the subject
Status: S - Small Generator
Permit id#: CAD06314643
SIC Codes: 2731

Site: YELLOW FREIGHT SYSTEM INC STC
Address: 12250 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 19 - within 1/4 mile E of the subject
Status: S - Small Generator
Permit id#: CAP000015147

Site: TROJAN BATTERY COMPANY
Address: 12380 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 75 - within 1/4 mile E of the subject
Status: L - Large Generator
Permit id#: CAD961965179
SIC Codes: 3691

WASTE GENERATED:
SOLID HCS2, NA3077, PGH (LEAD COMPOUND) 89959 lbs

Site: WESTERN ALLIED SERVICE CO
Address: 12046 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 58 - within 1/4 mile SW of the subject
Status: S - Small Generator
Permit id#: CAD055238212
SIC Codes: 7029

Site: KIMMERLE BROS INC
Address: 12060 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 49 - within 1/4 mile SW of the subject
Status: S - Small Generator
Permit id#: CAD963654286
SIC Codes: 7699

Site: COLUMBIA LITHO
Address: 12078 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 40 - within 1/4 mile SW of the subject
Status: S - Small Generator
Permit id#: CAD963506652
SIC Codes: 2732

Site: UNITED RIGGERS & ERECTORS
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: S - Small Generator
Permit id#: CAD962436057

Site: TRANSIT MIXED CONCRETE
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: Permit id#: CAD960357551
SIC Codes: 3273

Site: C M WEST INC
Address: 12325 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 36 - within 1/4 mile S of the subject
Status: S - Small Generator
Permit id#: CAD962505687

Site: GRAPHIC DIES INC
Address: 12335 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 42 - within 1/4 mile SE of the subject
Status: S - Small Generator
Permit id#: CAD962505919
SIC Codes: 2796

Site: MOBIL OIL CORP DJG COMMUNITY
Address: GEARY & TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 77 - within 1/4 mile NW of the subject
Status: S - Small Generator
Permit id#: CAC000627864

Site: WALT DISNEY SPECIAL EVENTS CO
Address: 10513 HATHAWAY DR
City: SANTA FE SPRINGS
Map Loc: 83 - within 1/4 mile W of the subject
Status: S - Small Generator
Permit id#: CAD963593765

Site: GE CAPITAL COMPUTER LEASING
Address: 10631 HATHAWAY DR
City: SANTA FE SPRINGS
Map Loc: 82 - within 1/4 mile SW of the subject

Status: S - Small Generator
Permit id#: CAF000007047

Site: IQOAT COMPANY
Address: 12020 MORA DR, #2
City: SANTA FE SPRINGS
Map Loc: 74 - within 1/4 mile NW of the subject
Status: S - Small Generator
Permit id#: CAD962481079

Site: TEXACO INC MTRN NCT-2&NCT-3 LS
Address: NORWALK & TELEGRAPH
City: SANTA FE SPRINGS
Map Loc: 31 - within 1/4 mile N of the subject
Status: S - Small Generator
Permit id#: CAD000631424

Site: INTERNATIONAL LABEL AND TAPE C
Address: 10536 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 6 - within 1/4 mile N of the subject
Status: S - Small Generator
Permit id#: CAD981457882
SIC Codes: 2759

Site: TOWER INDUSTRIES INC
Address: 10643 NORWALK BLVD
City: SANTA FE SPGS
Map Loc: 3 - within 1/4 mile S of the subject
Status: S - Small Generator
Permit id#: CAD053856296
SIC Codes: 3489 3599 3519

Site: CONTINENTAL HEAT TREATING
Address: 10643 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 3 - within 1/4 mile S of the subject
Status: T - Transporter
Permit id#: CAD095631719
SIC Codes: 3398

WASTE GENERATED:
Ignitable hazardous wastes, Arsenic, Spent halogenated solvents used in degreasing

Site: IMPERIAL WESTERN SURPLUS COMPA
Address: 12246 PARK ST
City: SANTA FE SPRINGS
Map Loc: 27 - within 1/4 mile NE of the subject
Status: T - Transporter
Permit id#: CAD063610534

WASTE GENERATED:
Corrosive hazardous waste

Site: MOTORCAR PARTS & ACCESSORIES I
Address: 10430 SLUSHER DR
City: SANTA FE SPRINGS

Status Codes: EPA Facility Permit Number
This list has been researched within a quarter of a mile radius of the subject site.

Site: NIXON EGLI EQUIP CO
Address: 12030 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 20 - within 1/4 mile W of the subject
Status: EPA ID#: CAD981656432
Organics:
Unspecified oil containing waste (80: 10.42 01: 5.94 ton)
Site: OSBORNE LABS, INC
Address: 12060 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 21 - within 1/4 mile W of the subject
Status: EPA ID#: CAD045239407
Site: CRANE HOIST SERVICE CO INC
Address: 12065 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 15 - within 1/4 mile W of the subject
Status: EPA ID#: CAL000032376
Site: RAND McNALLY CORP/MAGNAGRAPHIC
Address: 12110 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 10 - within 1/4 mile W of the subject
Status: EPA ID#: CAL000044378
Organics:
Oxygenated solvents (91: 4.37 ton)
Site: UNIVERSAL LABEL PRINTERS INC
Address: 12110 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 10 - within 1/4 mile W of the subject
Status: EPA ID#: CAD008314642
Organics:
Oxygenated solvents (88: 2.06 ton)
Site: AMERICAN COMPRESSOR
Address: 12123 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 5 - within 1/4 mile W of the subject
Status: EPA ID#: CAC000042598
Organics:
Oil/water separation sludge (91: 4.17 ton)

Site: FARCHEM CORPORATION
Address: 12123 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 5 - within 1/4 mile W of the subject
Status: EPA ID#: CAL921435782
Site: YELLOW FREIGHT SYSTEM INC
Address: 12250 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 19 - within 1/4 mile E of the subject
Status: EPA ID#: CAC000909052
Site: TROJAN BATTERY COMPANY
Address: 12380 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 75 - within 1/4 mile E of the subject
Status: EPA ID#: CAD961960179
Inorganics:
Oil-spectification, aged or surplus inorganics (91: 201.02 ton)
Miscellaneous:
Contaminated soil (91: 19 ton)
Site: AXELSON INC.
Address: 12025 E FLORENCE AVE, # 301
City: SANTA FE SPRINGS
Map Loc: 68 - within 1/4 mile SW of the subject
Status: EPA ID#: CAX000143485
Site: PRINT CITY USA
Address: 12025 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 68 - within 1/4 mile SW of the subject
Status: EPA ID#: CAL000073509
Site: JOHN A ALEXANDER CO
Address: 12040 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 59 - within 1/4 mile SW of the subject
Status: EPA ID#: CAC000031112
Site: WESTERN ALLIES SERVICES COM
Address: 12046 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 58 - within 1/4 mile SW of the subject
Status: EPA ID#: CAD058038212

Site: KIMMERLE BROS INC
Address: 12060 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 49 - within 1/4 mile SW of the subject
Status: EPA ID#: CAD9836394286
Site: COLUMBIA LITHO
Address: 12078 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 40 - within 1/4 mile SW of the subject
Status: EPA ID#: CAD98360852
Site: RANCHO PARTNERS
Address: 12078 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 40 - within 1/4 mile SW of the subject
Status: EPA ID#: CAC000217913
Site: CAL FAB
Address: 12120 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 38 - within 1/4 mile S of the subject
Status: EPA ID#: CAC000831304
Site: AMERICAN PECCO CORP
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: EPA ID#: CAL912353062
Site: UNITED RIGGERS AND ERECTORS, I
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: EPA ID#: CAD982436057
Site: TRANSIT MIXED CONCRETE
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: EPA ID#: CAC000058853
Site: COCA COLA FOUNTAIN
Address: 12231 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 33 - within 1/4 mile S of the subject
Status: EPA ID#: CAL000078197

Site: C M WEST INC
Address: 12325 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 36 - within 1/4 mile S of the subject
Status: EPA ID#: CAD982505807
Site: GRAPHIC DIES INC
Address: 12335 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 42 - within 1/4 mile SE of the subject
Status: EPA ID#: CAD982505919
Inorganics:
Oil-spectification, aged or surplus inorganics (91: 4 ton)
Site: WARDMAN ESTATE AGENCY
Address: 12255 GARDNER AVE
City: SANTA FE SPRINGS
Map Loc: 14 - within 1/4 mile NE of the subject
Status: EPA ID#: CAC000025072
Site: WADMAN ESTATE AGENCY
Address: 12255 GARDNER AVE
City: SANTA FE SPRINGS
Map Loc: 14 - within 1/4 mile NE of the subject
Status: EPA ID#: CAD982014861
Site: MOBIL OIL COMPANY DJG COMMUNIT
GEARY & TELEGRAPH RD
Address: 12255 GARDNER AVE
City: SANTA FE SPRINGS
Map Loc: 77 - within 1/4 mile NW of the subject
Status: EPA ID#: CAD000527884
Site: WALT DISNEY SPECIAL EVENTS CO
Address: 10513 HATHAWAY DR
City: SANTA FE SPRINGS
Map Loc: 83 - within 1/4 mile W of the subject
Status: EPA ID#: CAD983593785
Site: MAN ROLAND INC
Address: 10349 HERITAGE PARK DR, UNIT 1
City: SANTA FE SPRINGS
Map Loc: 63 - within 1/4 mile NW of the subject
Status: EPA ID#: CAL000070484
Site: PRIESTLEY RACING
Address: 10845 S KOONTZ AVE
City: SANTA FE SPRINGS
Map Loc: 44 - within 1/4 mile S of the subject

Site: NOWELL STEEL & SUPPLY CO INC
Address: 10746 SPRINGDALE AVE
City: SANTA FE SPRINGS
Map Loc: 52 - within 1/4 mile E of the subject
Status: EPA ID#: CAC000067709

Site: TRIANGLE DRIVE PROPERTY COM
Address: 12107 TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 66 - within 1/4 mile NW of the subject
Status: EPA ID#: CAC000080624

Miscellaneous:
Detergent & soaps (91 .06 ton)

Site: BRADSHAW SOUTH
Address: 12131 TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 48 - within 1/4 mile NW of the subject
Status: EPA ID#: CAC000315630

Site: HIGH QUALITY ALLOYS
Address: 12326 TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 50 - within 1/4 mile NE of the subject
Status: EPA ID#: CAL000025217

Organics:
Halogenated solvents (82 .33 ton)
Waste oil and mixed oil (85 .16 ton)

Site: ACCURATE TOOL STEEL INC
Address: 12405 TELEGRAPH RD
City: SANTA FE SPRINGS
Map Loc: 78 - within 1/4 mile NE of the subject
Status: EPA ID#: CAL000028566

UST Permitted Underground Storage Tanks - State Water Quality Control Board

The Cortes Bill (AB2013), enacted in 1983, required registration of all underground storage tanks (UST) with the State Water Quality Control Board by July 1, 1984. About 176,000 tanks and surface impoundments were registered between 1984 and 1987. An amendment (AB 1413) was passed in 1987, effectively removing the State Board from the registration process starting January 1, 1988. The data reflects the information collected by the state between 1984 and 1987 as well as recent time and includes all tanks and surface impoundments in use or closed after 1974.

Home and farm heating fuel tanks with capacities of 1,100 gallons or less and "structures such as sumps, separators, storm drains, catch basins, oil field gathering lines, refinery pipelines, lagoons, evaporation ponds, well cellars, separation sumps, lined and unlined pits, sumps and lagoons" except those defined as UST under HSWA or may be regulated to protect water quality under the Porter-Cologne Water Quality Control Act are excluded.

This list has been researched within a quarter of a mile radius of the subject site.

Site: W.T. BILLARD INC
Address: 12055 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 25 - within 1/4 mile W of the subject
Status: 00000034362 (1987&93)
Activity: MATERIAL HANDLING E
Tanks: 2000 gallon, single-walled, unlined, carbon steel tank (unleaded), installed in 1973

Site: YELLOW FREIGHT SYSTEMS INC
Address: 12250 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 19 - within 1/4 mile E of the subject
Status: 00000020991 (1987&93)
Activity: MOTOR COMMON CARRIER
Tanks: concrete tank
10000 gallon tank (waste oil)
tank (waste oil)
10000 gallon tank (regular)
5000 gallon tank
800 gallon tank (waste oil)

Site: TROJAN BATTERY COMPANY
Address: 12380 CLARK ST
City: SANTA FE SPRINGS
Map Loc: 75 - within 1/4 mile E of the subject
Status: 19022573124 (1993)

Site: AXELSON INC
Address: 12025 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 68 - within 1/4 mile SW of the subject
Status: 00000020875 (1987&94)
Activity: OILWELL EQUIPMENT R
Tanks: single-walled, unlined, concrete tank (waste oil), installed in 1980

Site: JOHN A ALEXANDER
Address: 12040 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 59 - within 1/4 mile SW of the subject
Status: 0000003819 (1987&93)
Activity: CONSTRUCTION COMPANY
Tanks: 4000 gallon, single-walled, carbon steel tank (unleaded)
4000 gallon, single-walled, carbon steel tank (unleaded)

Site: WESTERN ALLIED CORP
Address: 12046 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 58 - within 1/4 mile SW of the subject
Status: 00000046131 (1987&93)
Activity: COMMERCIAL AIRLINE
Tanks: 10000 gallon, carbon steel tank (unleaded), installed in 1968
4000 gallon tank - installed in 1968
1000 gallon, carbon steel tank (waste oil), installed in 1968

Site: MASTER CUTTING & ENGINEERING I
Address: 12075 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 45 - within 1/4 mile SW of the subject
Status: 00000059426 (1987)
Activity: GARAGE
Tanks: tank (waste oil)

Site: HATHAWAY SQUARE ASSOCIATES
Address: 12180 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 29 - within 1/4 mile S of the subject
Status: 19040731136 (1993)

Site: UNITED RIGGERS & ERECTORS INC
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: 00000050619 (1987&93)
Activity: PAVING
Tanks: 2000 gallon tank (waste oil)
10000 gallon tank (unleaded)
2000 gallon tank (unleaded)
10000 gallon tank (waste oil)

Site: UNITED RIGGERS & ERECTORS INC
Address: 12222 E FLORENCE AVE
City: SANTA FE SPRINGS
Map Loc: 34 - within 1/4 mile S of the subject
Status: 0000003604 (1987&94)
Activity: READY MIXED CONCRETE
Tanks: 10000 gallon, carbon steel tank (waste oil)
2200 gallon, carbon steel tank (waste oil)

Site: CITY OF SANTA FE SPRINGS
Address: GARDNER & WILLIS ST
City: SANTA FE SPRINGS
Map Loc: 22 - within 1/4 mile NE of the subject
Status: 19044555101 (1993)

Site: IMF FREIGHT INC
Address: 10445 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 23 - within 1/4 mile N of the subject
Status: 00000050725 (1987&93)
Activity: COMMON CARRIER
Tanks: 10000 gallon, single-walled, carbon steel tank (waste oil)
10000 gallon, single-walled, carbon steel tank (waste oil)
10000 gallon, single-walled, carbon steel tank (regular)
5000 gallon, single-walled, carbon steel tank
1000 gallon, single-walled, carbon steel tank (waste oil)
1000 gallon, single-walled, concrete tank (waste oil)
10000 gallon, single-walled, carbon steel tank (waste oil)
10000 gallon, single-walled, carbon steel tank (waste oil)

Site: CONTINENTAL HEAT TREATING
Address: 10643 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 3 - within 1/4 mile S of the subject
Status: 19020599530 (1993)

Site: HATHAWAY OIL COMPANY YARD
Address: 10707 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 13 - within 1/4 mile S of the subject
Status: 00000003114 (1987&98)
Activity: OIL PRODUCTION
Tanks: 12000 gallon, single-walled, unlined, carbon steel tank (unleaded), installed in 1976
10000 gallon, single-walled, unlined, carbon steel tank (waste oil), installed in 1973
5000 gallon, single-walled, unlined, carbon steel tank, installed in 1973
1000 gallon, single-walled, unlined, carbon steel tank (waste oil), installed in 1975
1200 gallon, single-walled, unlined, carbon steel tank (unleaded), installed in 1980
500 gallon, single-walled, unlined, carbon steel tank - installed in 1975
10000 gallon, single-walled, unlined, carbon steel tank (premium), installed in 1973

Site: HATHAWAY OIL COMPANY YARD
Address: 10707 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 13 - within 1/4 mile S of the subject
Status: 00000020941 (1987&93)
Activity: OIL PRODUCTION
Tanks: 4000 gallon, single-walled, unlined, concrete tank

Site: SUPERIOR OIL TOOL CO.
Address: 10727 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 17 - within 1/4 mile S of the subject
Status: 00000020529 (1987)
Activity: MACHINE SHOP
Tanks: 2000 gallon, single-walled, carbon steel tank (unleaded), installed in 1974

Site: BROTHER AUTO WORKS
Address: 10801 NORWALK BLVD
City: SANTA FE SPRINGS
Map Loc: 46 - within 1/4 mile S of the subject
Status: 0000003516 (1987&94)
Activity: GAS STATION
Tanks: 8000 gallon, steel clad tank (unleaded)
8000 gallon, single-walled, steel clad tank (regular)
5000 gallon, steel clad tank (unleaded)
5000 gallon, steel clad tank (unleaded)
550 gallon tank (waste oil)

Site: NOWELL STEEL & SUPPLY
Address: 10748 SPRINGDALE AVE
City: SANTA FE SPRINGS
Map Loc: 52 - within 1/4 mile E of the subject
Status: 19018257133 (1993)



Small Business Finance

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Applicant:

PRISTINE PROPERTIES

Address and location of the property:

10629 MORWALK BLVD
SANTA FE, CA 90607

Assessor's Parcel Number

The purpose of this questionnaire is to provide information about past and present ownership and uses of the real property upon which lender will rely in deciding whether to extend credit. Please respond fully to all questions, including providing supporting documentary evidence where appropriate. If unable to answer please respond "unknown" or "not applicable". Where space is inadequate to answer, please attach additional pages as needed. If applicant has an interest in (leasehold or fee interest) and conducts business at multiple locations, a separate disclosure statement should be supplied for each location.

1. The present owner(s) of the property:

Unknown

2. The present occupant of the property is:

NONE

3. Date of last transfer of ownership:

Unknown

Was preacquisition site assessment or environmental audit required? If so, include a copy of report.

4. To the extent known, please identify the prior uses of the property and the prior owner(s) of the site during the past 50 years:

Unknown

Date

Owner

Use

Has a leak or a potential leak ever been detected in these tanks?

14. Does your business use chemicals or substances which require permits or licenses to own, use, or remove from the property?

No

15. How are those chemicals or substances removed from the property?

N/A

16. Are there any above or below ground pipelines on site used to transfer chemicals? If so, please describe:

unknown

17. Have the pipelines been inspected or tested for leaks? If so, please indicate the results.

unknown

18. Are chemicals and wastes currently stored on site, or have they been stored in the past? If so, check all applicable categories of storage methods:

unknown

☐ drums ☐ containers ☐ waste piles
☐ pits ☐ sumps ☐ above-ground tanks
☐ surface impoundments/ponds/lagoons ☐ other

19. Are their disposal facilities or dumpsites, storing or use of hazardous waste/toxic materials, within a 2000-foot radius of the property? If so, please describe.

unknown

20. If the answer to question ____ is in the affirmative, disclose whether the Environmental Protection Agency or State Department of Health Services (or other environmental authority) requires a permit for your occupancy of this property.

N/A

21. Have there been or is there physical evidence of any spills, leaks, or other releases of any toxic/hazardous chemicals/substances on the property or adjoining property.

unknown

22. Are all appropriate licenses and permits current and are you presently in compliance with all regulations for continued utilization of licenses/permits? If not, and are subject to pending suspension or revocation action, please describe the basis for and copies of suspension/revocation action.

unknown

23. Please attach copies of permits/licenses involving chemicals or substances used or removed on the premises, including waste disposal permits.

unknown



June 9, 2015

Dear Customer:

The following is the proof-of-delivery for tracking number **631423801646**.

Delivery Information:

Status:	Delivered	Delivered to:	Receptionist/Front Desk
Signed for by:	S.THOMPSON	Delivery location:	2111 BUSINESS CENTER 100 IRVINE, CA 92612
Service type:	FedEx Priority Overnight	Delivery date:	Jun 1, 2015 10:30
Special Handling:	Deliver Weekday Direct Signature Required		



Shipping Information:

Tracking number:	631423801646	Ship date:	May 29, 2015
		Weight:	0.5 lbs/0.2 kg

Recipient:
Ty Lynch
Commerce West Bank
2111 Business Center Drive
IRVINE, CA 92612 US

Reference

Shipper:
Omega
Toeroek Associates, Inc.
1300 Clay Street
Suite 450
Oakland, CA 94612 US
9063-006

Thank you for choosing FedEx.